



**Office of Ocean and Coastal
Resource Management**
1362 McMillan Avenue, Suite 400
Charleston, SC 29405

(843) 744-5838 FAX (843) 744-5847

PUBLIC NOTICE

The attached public notice, **2005-1W-018-P, Carolina Eastport, LLC**, has two pedestrian bridges that will require direct South Carolina Department of Health and Environmental Control's Office of Ocean and Coastal Resource Management critical area authorization in addition to the proposed dock structure. Two pedestrian bridges, 5' x 53' and 5' x 62', are proposed and shown on the drawings which are part of the public pedestrian path.

Comments on the entire project will be received until May 14, 2005. For further information please contact the project manager for this activity, Denise Sanger at 747-4323, ext. 114.

April 14, 2005

A large, stylized handwritten signature in black ink is written over the date 'April 14, 2005'.

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and the

S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

RECEIVED
APR 11 2005
CHARLESTON OFFICE

REGULATORY DIVISION
Refer to: P/N #2005-1W-018-P

8 APRIL 2005

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 401 of the Clean Water Act (33 U.S.C. 1344) and the South Carolina Coastal Zone Management Act (48-39-10 et seq.), an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

CAROLINA EASTPORT, LLC
100 HADRELL STREET
MT. PLEASANT, SOUTH CAROLINA 29464

for a permit to construct community docks, boardwalks and floating docks adjacent to and in waters of the

COOPER RIVER

at locations adjacent to Wingo Way in the Town of Mt. Pleasant, Charleston County, South Carolina (Latitude 32.80477°, Longitude 79.90534°)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, 9 MAY 2005

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing a 6' x 432' walkway leading to a 15' x 15' fixed deck with a 6' x 38' walkway that connects the structure to a 0.48 acre island. From this 0.48 acre island, another 6' x 210' walkway will lead to a 0.37 acre island. From this 0.37 acre island, a 6' x 505' walkway will lead to a 20' x 30' fixed pierhead located in waters of the Cooper River. From this pierhead, a 4' x 20' ramp will lead to a 10' x 40' floating dock located on the upstream side of the pierhead. A second 4' x 20' ramp will lead to a 10' x 40' floating dock located on the downstream side of the pierhead. The purpose of the project, according to the applicant, is for residential use and to dock small craft.

REGULATORY DIVISION

Refer to: P/N #2005-1W-018-P

8 APRIL 2005

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107.**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

8 APRIL 2005

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

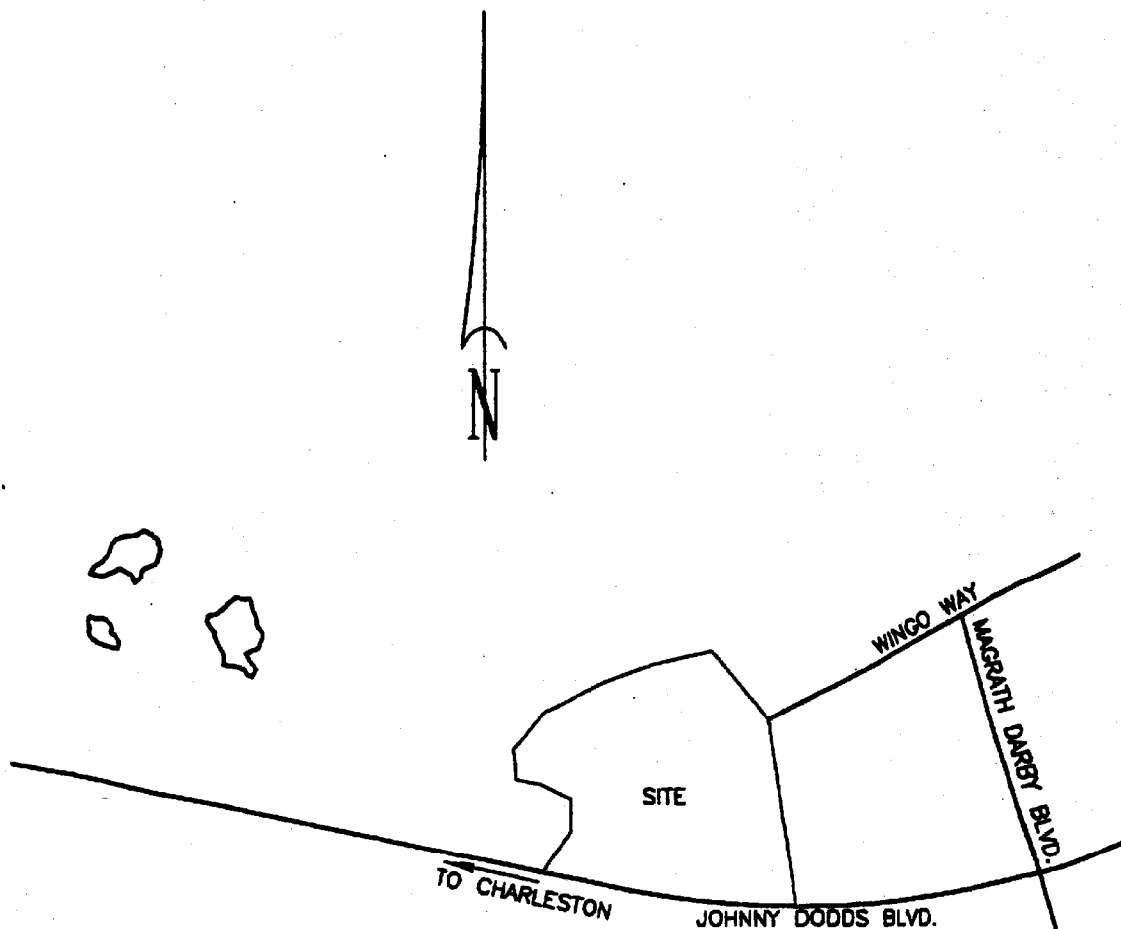
If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.



Debra W. King
Project Manager
Regulatory Division
U.S. Army Corps of Engineers

TMS#
514-00-00-019

Denise Sanger
Project Manager
SCDHEC-OCRM



NOT TO SCALE

LOCATION MAP

PURPOSE: TO CONSTRUCT PUBLIC BOARDWALK, BRIDGE & PRIVATE DOCKING FACILITY

ADJACENT PROPERTY OWNERS:

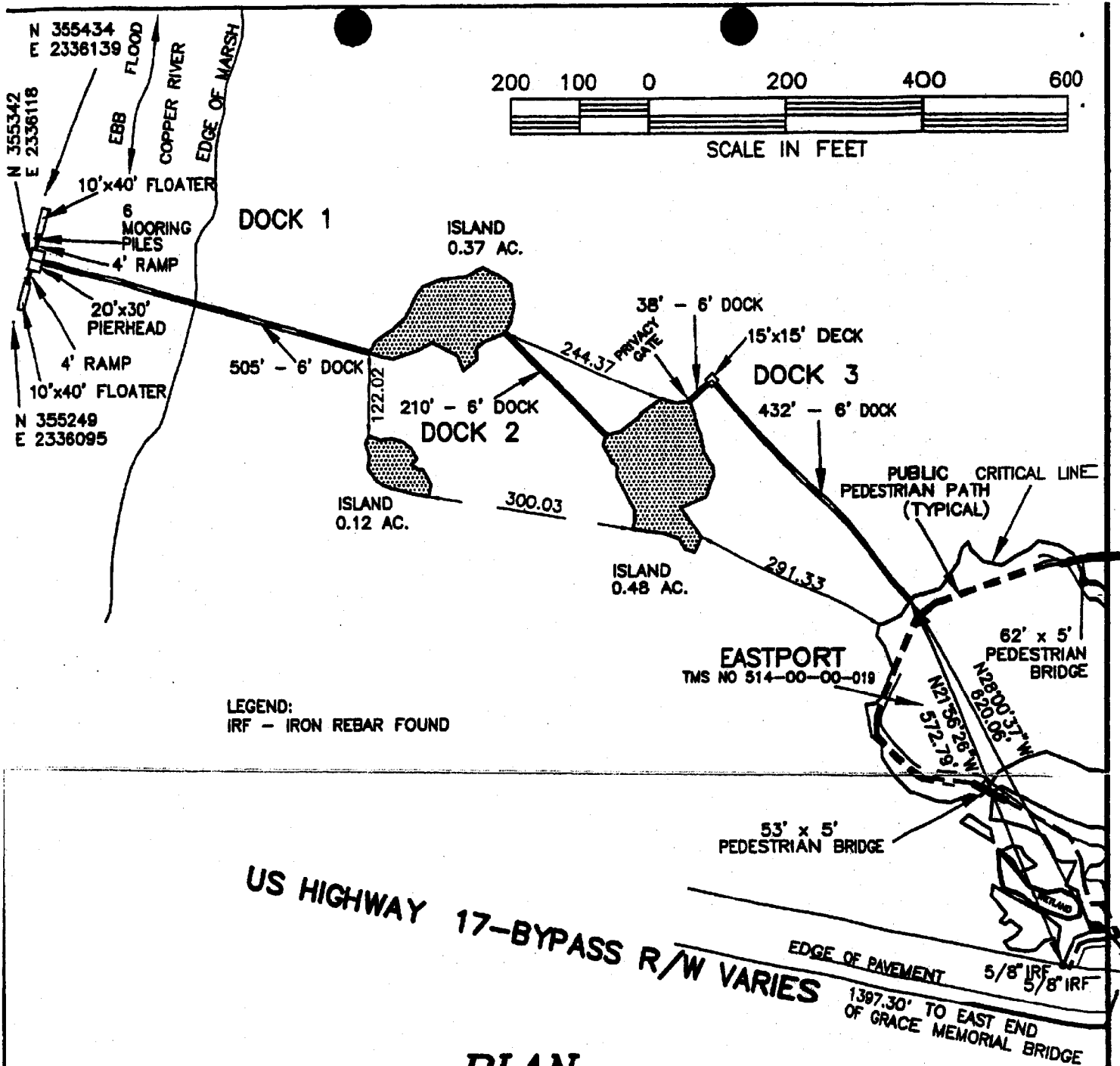
- SMITH LAND PARTNERS (TMS 514-00-00-095)
1. P O BOX 1314
CONWAY, S. C. 29528-1314

- SCDOT ENGINEERING DISTRICT 6
2. 6355 FAIN BLVD.
NORTH CHARLSTON, S. C. 29406-4989

P/N 2005-1W-018-P

PROPOSED: DOCK
IN COOPER RIVER
EASTPORT (TMS 514-00-00-019)
TOWN OF MT. PLEASANT
CHARLESTON COUNTY, S.C.

APPLICATION BY:
CAROLINA EASTPORT, LLC
100 HADDRELL STREET
MOUNT PLEASANT, S. C. 29464 4305
SHEET 1 OF 7 DATE: 01/27/05
REVISED 02/21/05



PURPOSE: TO CONSTRUCT PUBLIC BOARDWALK, BRIDGE & PRIVATE DOCKING FACILITY

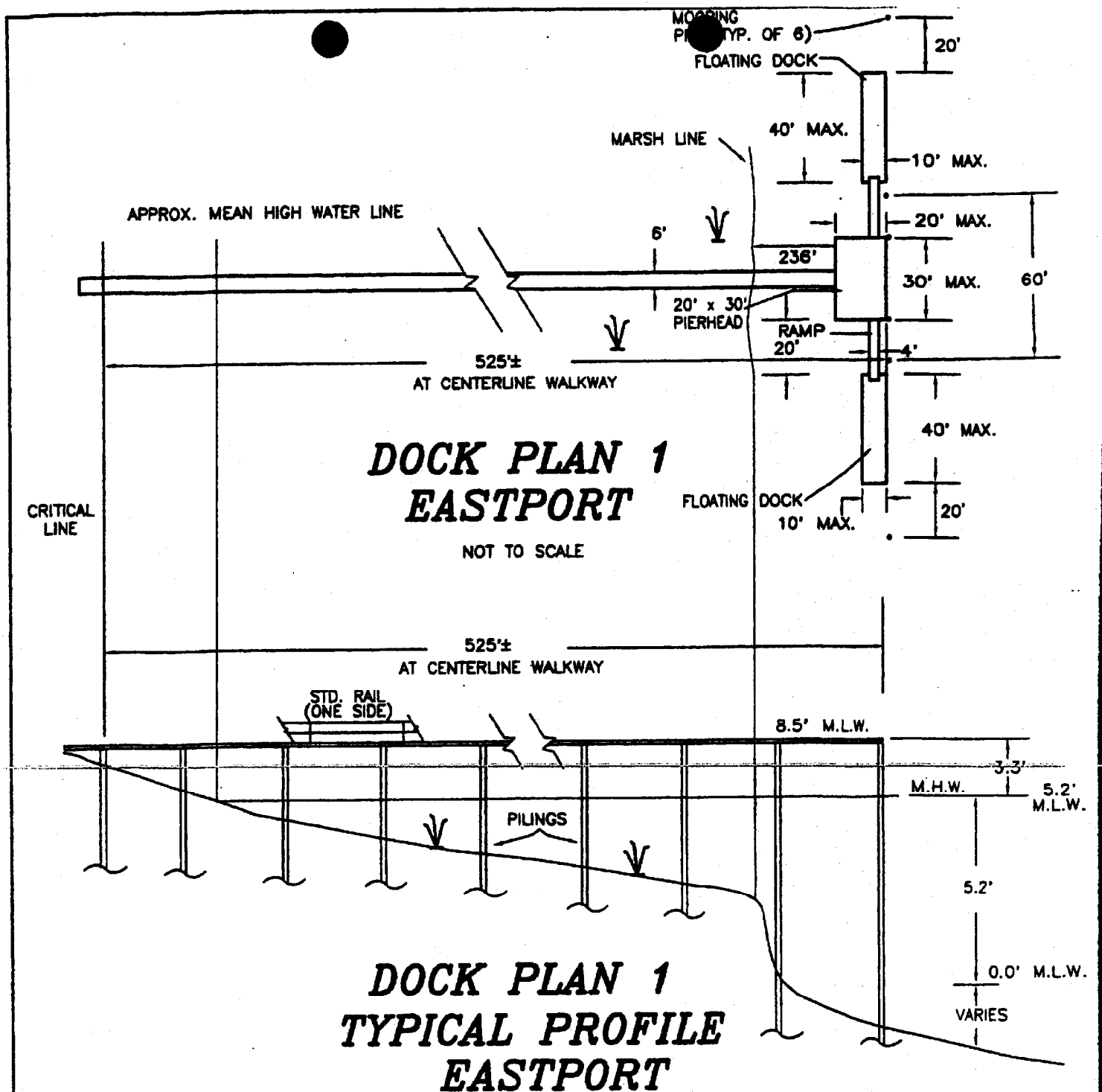
ADJACENT PROPERTY OWNERS:

- SMITH LAND PARTNERS (TMS 514-00-00-095)
1. P O BOX 1314
CONWAY, S. C. 29528-1314
 - SCDOT ENGINEERING DISTRICT 6
2. 6355 FAIN BLVD.
NORTH CHARLSTON, S. C. 29406-4989

P/N 2005-1W-018-P

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IN COOPER RIVER
EASTPORT (TMS 514-00-00-019)
TOWN OF MT. PLEASANT
CHARLESTON COUNTY, S.C.

APPLICATION BY:
CAROLINA EASTPORT, LLC
100 HADDRELL STREET
MOUNT PLEASANT, S. C. 29464 4305
SHEET 3 OF 7
DATE: 01/27/05
REVISED 02/21/05



DATUM: MEAN LOW WATER

PURPOSE: TO CONSTRUCT PUBLIC BOARDWALK, BRIDGE & PRIVATE DOCKING FACILITY

ADJACENT PROPERTY OWNERS:

- SMITH LAND PARTNERS (TMS 514-00-00-095)
1. P O BOX 1314
CONWAY, S. C. 29528-1314

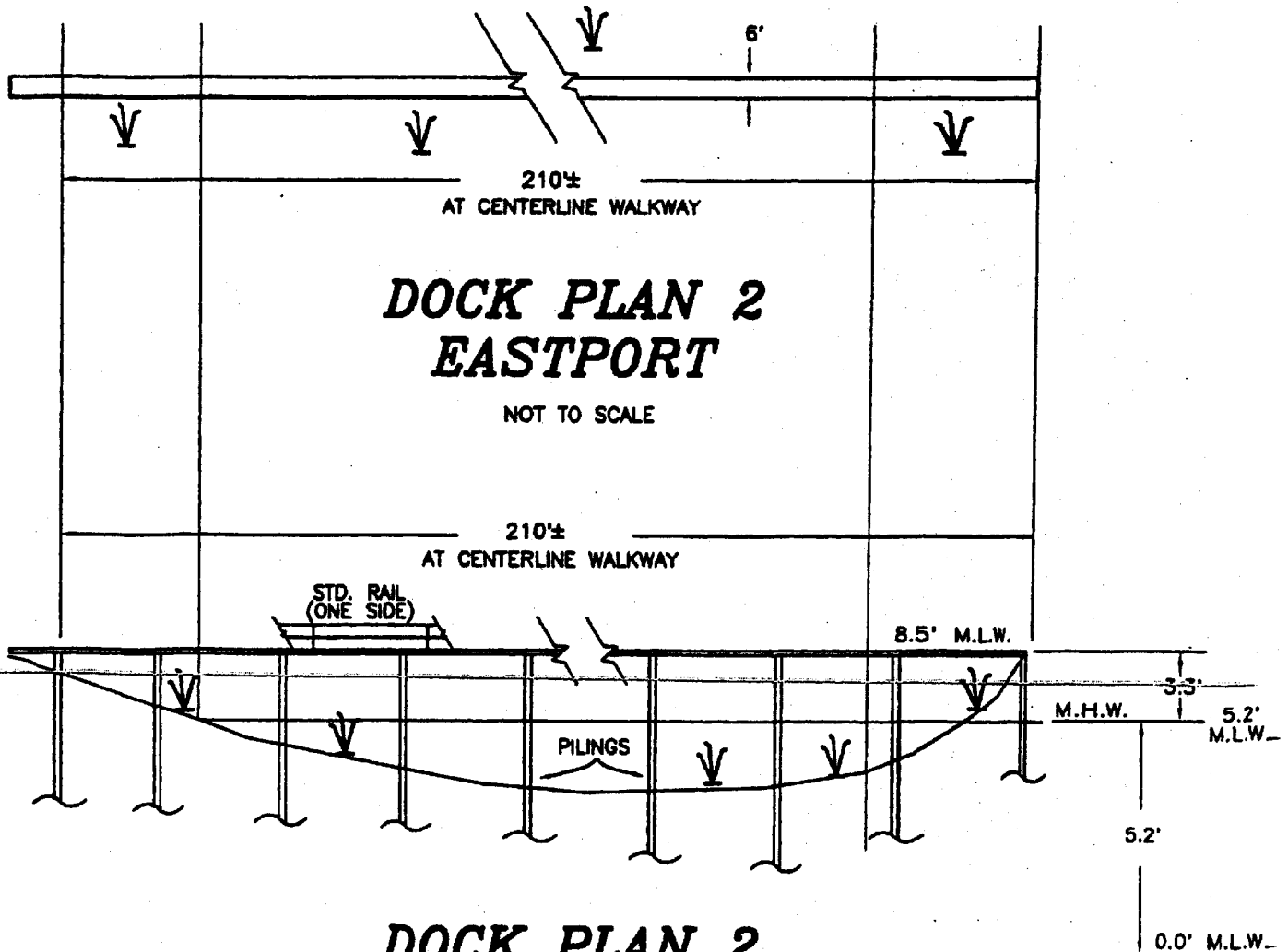
- SCDOT ENGINEERING DISTRICT 6
2. 6355 FAJN BLVD.
NORTH CHARLSTON, S. C. 29406-4989

P/N 2005-1W-018-P

PROPOSED: DOCK
IN COOPER RIVER
EASTPORT (TMS 514-00-00-019)
TOWN OF MT. PLEASANT
CHARLESTON COUNTY, S.C.

APPLICATION BY:
CAROLINA EASTPORT, LLC
100 HADDRELL STREET
MOUNT PLEASANT, S. C. 29464 4305
SHEET 4 OF 7 DATE: 01/27/05
REVISED 02/21/05

**CRITICAL
LINE**



**DOCK PLAN 2
TYPICAL PROFILE
EASTPORT**

DATUM: MEAN LOW WATER

NOT TO SCALE

PURPOSE: TO CONSTRUCT PUBLIC BOARDWALK, BRIDGE & PRIVATE DOCKING FACILITY

ADJACENT PROPERTY OWNERS:

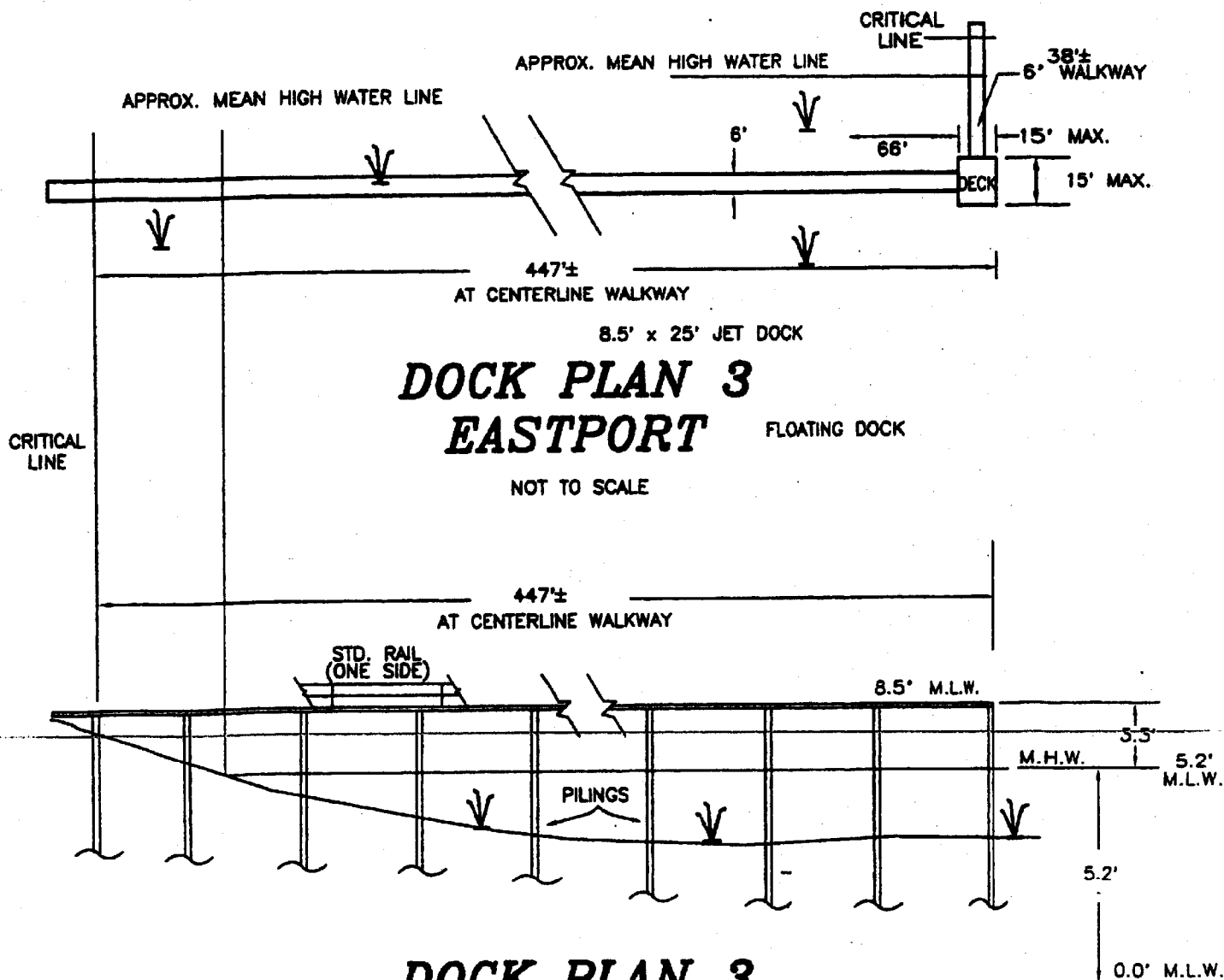
SMITH LAND PARTNERS (TMS 514-00-00-095)
1. P O BOX 1314
CONWAY, S. C. 29528-1314

SCDOT ENGINEERING DISTRICT 6
2. 6355 FAIR BLVD.
NORTH CHARLSTON, S. C. 29406-4989

2005-1W-018-P

PROPOSED: DOCK
IN COOPER RIVER
EASTPORT (TMS 514-00-00-019)
TOWN OF MT. PLEASANT
CHARLESTON COUNTY, S.C.

APPLICATION BY:
CAROLINA EASTPORT, LLC
100 HADDRELL STREET
MOUNT PLEASANT, S. C. 29464 4305
SHEET 5 OF 7 DATE: 01/27/05
REVISED 02/21/05



DOCK PLAN 3 TYPICAL PROFILE EASTPORT

NOT TO SCALE

DATUM: MEAN LOW WATER

PURPOSE: TO CONSTRUCT PUBLIC BOARDWALK, BRIDGE & PRIVATE DOCKING FACILITY

ADJACENT PROPERTY OWNERS:

- SMITH LAND PARTNERS (TMS 514-00-00-095)
1. P O BOX 1314
CONWAY, S. C. 29528-1314

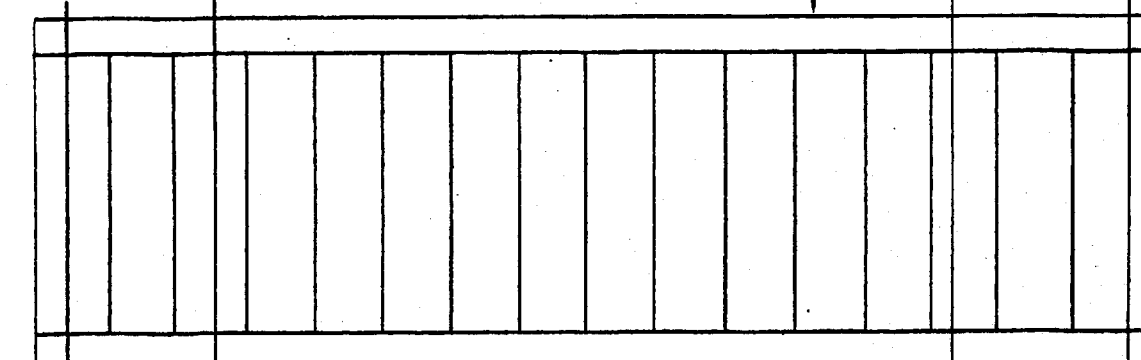
- SCDOT ENGINEERING DISTRICT 6
2. 6355 FAIN BLVD.
NORTH CHARLSTON, S. C. 29406-4989

P/N 2005-1W-018-P

PROPOSED: DOCK
IN COOPER RIVER
EASTPORT (TMS 514-00-00-019)
TOWN OF MT. PLEASANT
CHARLESTON COUNTY, S.C.

APPLICATION BY:
CAROLINA EASTPORT, LLC
100 HADDRELL STREET
MOUNT PLEASANT, S. C. 29464 4305
SHEET 6 OF 7
DATE: 01/27/05
REVISED 02/21/05

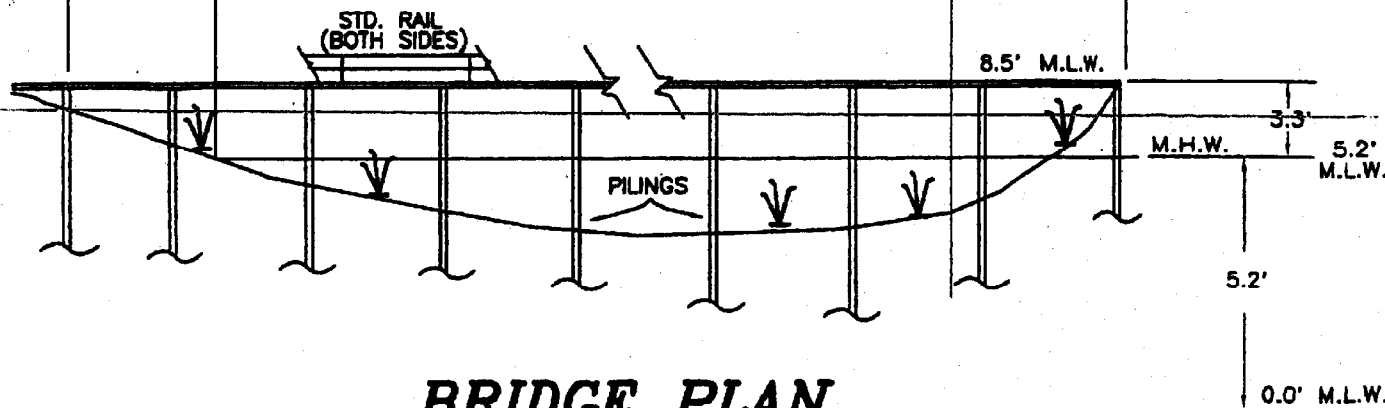
CRITICAL LINE APPROX. MEAN HIGH WATER LINE APPROX. 5' HIGH WATER LINE CRITICAL LINE



VARIES
SEE SHEET 3 OF 7
FOR LENGTH

BRIDGE PLAN EASTPORT

NOT TO SCALE



BRIDGE PLAN TYPICAL PROFILE EASTPORT

NOT TO SCALE

DATUM: MEAN LOW WATER

PURPOSE: TO CONSTRUCT PUBLIC BOARDWALK, BRIDGE & PRIVATE DOCKING FACILITY

ADJACENT PROPERTY OWNERS:

SMITH LAND PARTNERS (TMS 514-00-00-095)
1. P O BOX 1314
CONWAY, S. C. 29528-1314

SCDOT ENGINEERING DISTRICT 6
2. 6355 FAIN BLVD.
NORTH CHARLSTON, S. C. 29406-4989

P/N 2005-1W-018-P

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IN COOPER RIVER
EASTPORT (TMS 514-00-00-019)
TOWN OF MT. PLEASANT
CHARLESTON COUNTY, S.C.

APPLICATION BY:
CAROLINA EASTPORT, LLC
100 HADDRELL STREET
MOUNT PLEASANT, S. C. 29464 4305

SHEET 7 OF 7 DATE: 01/27/05
REVISED 02/21/05



**Office of Ocean and Coastal
Resource Management**

1362 McMillan Avenue, Suite 400
Charleston, SC 29405

(843) 744-5838 FAX (843) 744-5847

**PUBLIC NOTICE
OPERATIONS & MAINTENANCE MANUAL**

The Operations and Maintenance manual for Palmetto Bluff Uplands, LLC, Permit number 2005-1R-105-P, is available for review during the normal business hours of 8:30 to 5:00, Monday through Friday at the OCRM Office, 1362 McMillan Ave, Suite 400, Charleston, Charleston County, South Carolina.

Comments will be received on this public notice until May 14, 2005. For further information, please contact the project manager, Denise Sanger at 843-747-4323 ext. 114.

April 14, 2005

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A HAGOOD AVENUE
CHARLESTON, SOUTH CAROLINA 29403-5107
and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 MCMILLAN AVENUE, SUITE 400
CHARLESTON, SOUTH CAROLINA 29405

REGULATORY DIVISION

Refer to: P/N #2005-1R-105 - P

April 2005

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 405 of the Clean Water Act (33 U.S.C. 1344), the South Carolina Coastal Zone Management Act (48-39-10 et seq.) and the S.C. Construction in Navigable Waters Permit Program (R. 19-450, et seq., 1976 S.C. Code of Laws as amended), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

PALMETTO BLUFF UPLANDS, LLC
C/O NEWKIRK ENVIRONMENTAL, INC.
POST OFFICE BOX 746
MT. PLEASANT, SOUTH CAROLINA 29465

for a permit to construct a community marina facility in the

NEW RIVER

at Big House Dock, Palmetto Bluff on SC Hwy 46, Town of Bluffton, Beaufort County, South Carolina. (Latitude: 32.13885; Longitude: 80.93209)

In order to give all interested parties an opportunity to express their views

NOTICE

hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY,

in those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of construction of fixed and floating docks to provide 186 slips, 10 boat lifts, 122 dedicated wet slips and 64 side tie slips for transient vessels. Attendant facilities include a 3' x 3' dock box and shared utility pedestal for each wet slip and boat lift, a dock masters office, restrooms, ferry landing, staging dock for sewage pump out services, kayak/rowing dock, enclosure for kayak/rowing shell storage, potable water and electricity. Fueling facilities are not proposed. Construction of the facility will be phased in over time to meet the boating needs of the Palmetto Bluff community. See the plans for detailed dimensions. The project purpose as stated by the applicant is to provide controlled access to the New River and waterways and moorage facilities and services for residents and guests of the Phase I and Phase II

8 April 2005

developments at Palmetto Bluff, while accommodating transient boaters and the general public by including day dock moorage and kayak access within the facility.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. This activity may also require evaluation for compliance with the S.C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S.C. Department of Health and Environmental Control. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification or the navigable waters permit must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action could not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended), the District Engineer has consulted the most recently available information and has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on determination.

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistoric, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

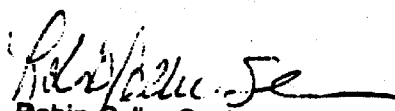
8 April 2005

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

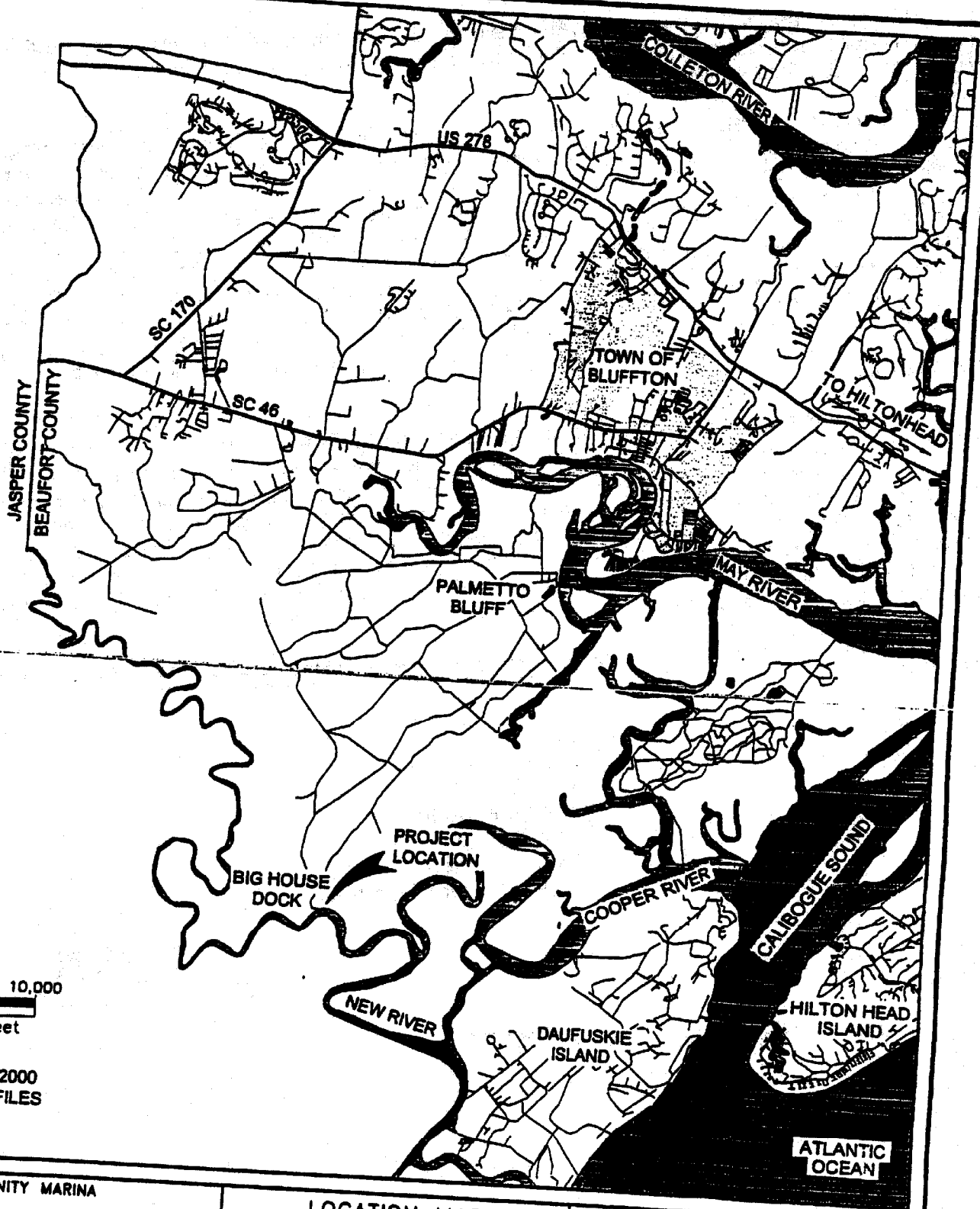
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8167 or toll free at 1-866-329-8187.


Robin Collier-Socha
Project Manager
Regulatory Division
U.S. Army Corps of Engineers

Denise Sanger
Project Manager
SCDHEC-OCRM

TMS#: R610 044 000 0001 0000

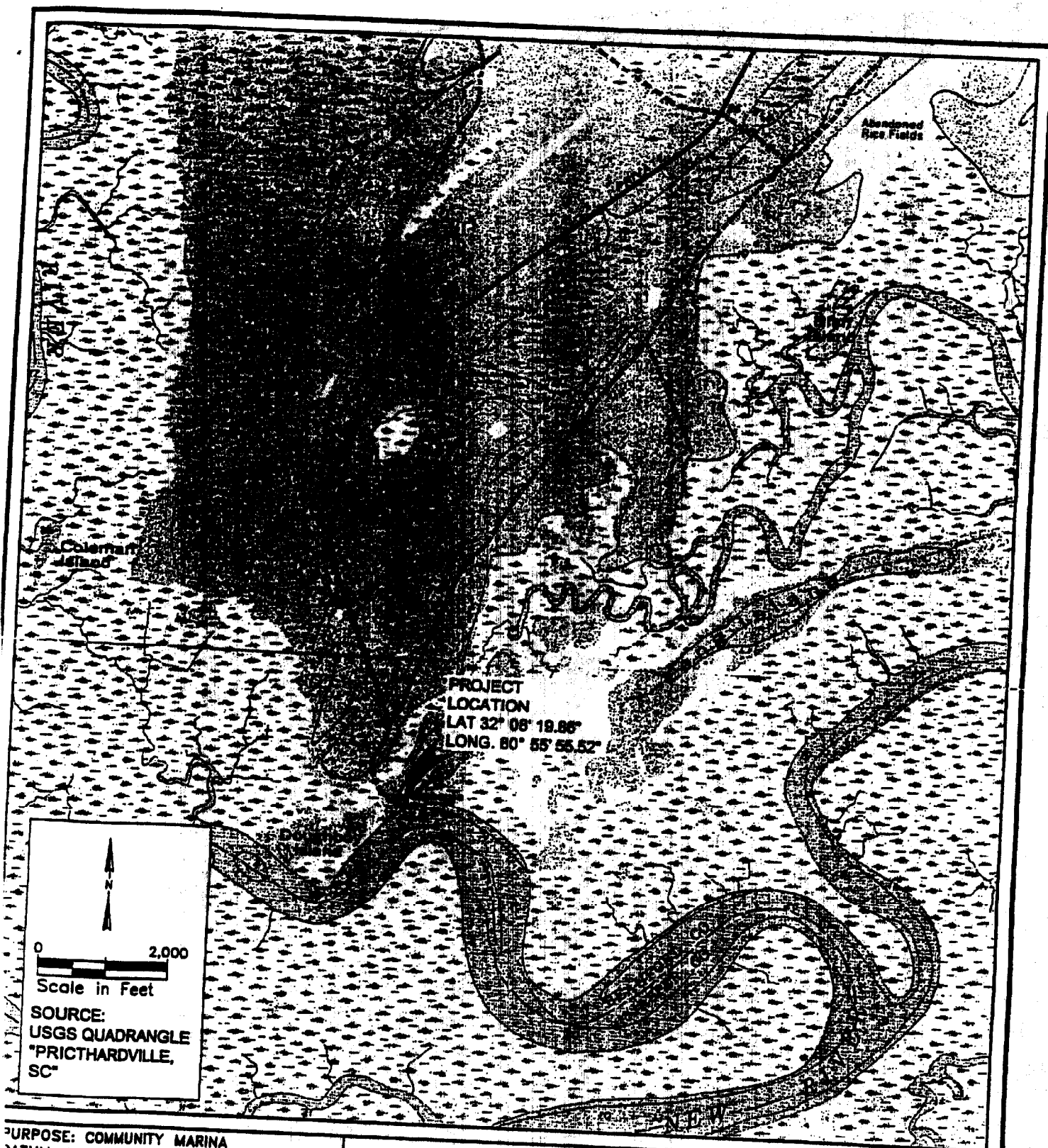


PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF
 UPLANDS, LLC
 USAGE # 2005-12-105-P
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

LOCATION MAP

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF
 UPLANDS, LLC
 ISACE # 2005-1R-105-P
 ADJACENT PROPERTY OWNERS:
 PAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

VICINITY MAP USGS 7.5' QUADRANGLE

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



2,000

Scale in Feet

SOURCE:
1999 AERIAL DOQQ
OBTAINED FROM:
FCDNR WEBSITE,
Pritchardville,
SC

USE: COMMUNITY MARINA
M: MLW
LOCATION BY: PALMETTO BLUFF
 UPLANDS, LLC
2005-12-105-P
CURRENT PROPERTY OWNERS:
CAM LAND GROUP, LLC
3/21/05

VICINITY MAP
DOQQ AERIAL PHOTO

PALMETTO BLUFF UPLANDS, LLC
11 VILLAGE PARK SQUARE
BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
IN: NEW RIVER
AT: BIG HOUSE DOCK/PALMETTO BLUFF
TOWN OF BLUFFTON
COUNTY OF: BEAUFORT
STATE: SOUTH CAROLINA

NOTES:

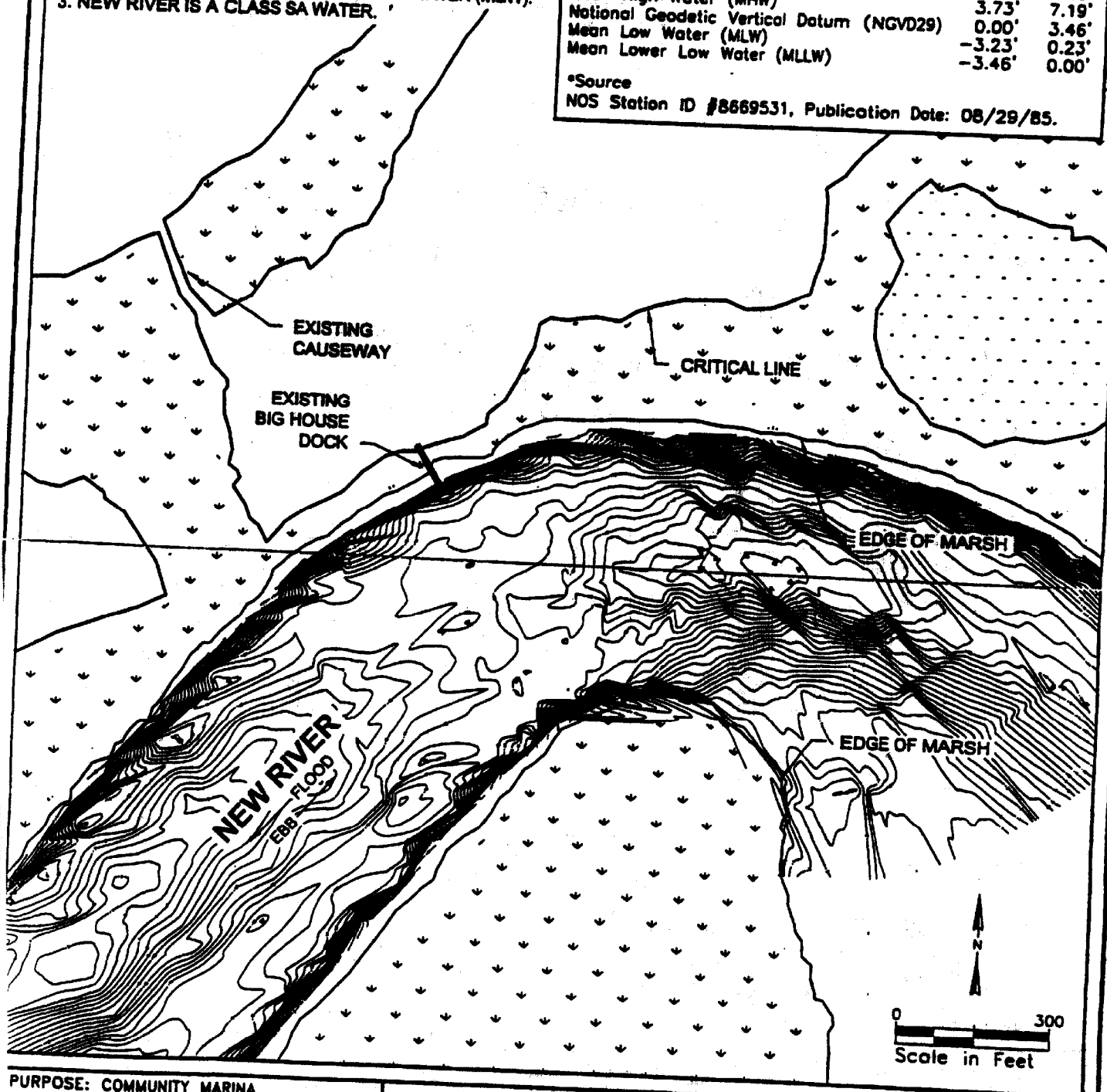
1. SITE INFORMATION FROM SURVEY PERFORMED BY THOMAS & HUTTON ENGINEERING CO. ON 05/23/02.
2. CONTOURS SHOWN ARE EXISTING, MEASURED IN FEET, AND REFERENCED TO MEAN LOW WATER (MLW).
3. NEW RIVER IS A CLASS SA WATER.

**LOCAL TIDAL DATA DOUGHBOY ISLAND, NEW RIVER
(32°08.3'N 80°55.9'W)**

Mean Higher High Water (MHHW)	4.13'	7.53'
Mean High Water (MHW)	3.73'	7.19'
National Geodetic Vertical Datum (NGVD29)	0.00'	3.46'
Mean Low Water (MLW)	-3.23'	0.23'
Mean Lower Low Water (MLLW)	-3.46'	0.00'

*Source

NOS Station ID #8669531, Publication Date: 08/29/85.



PURPOSE: COMMUNITY MARINA

DATUM: MLW

APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC

USACE # 2005-12-105-P

ADJACENT PROPERTY OWNERS:

NAL-CAM LAND GROUP, LLC

DATE: 3/21/05

EXISTING CONDITIONS

PALMETTO BLUFF UPLANDS, LLC
11 VILLAGE PARK SQUARE
BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
IN: NEW RIVER

AT: BIG HOUSE DOCK/PALMETTO BLUFF
TOWN OF BLUFFTON

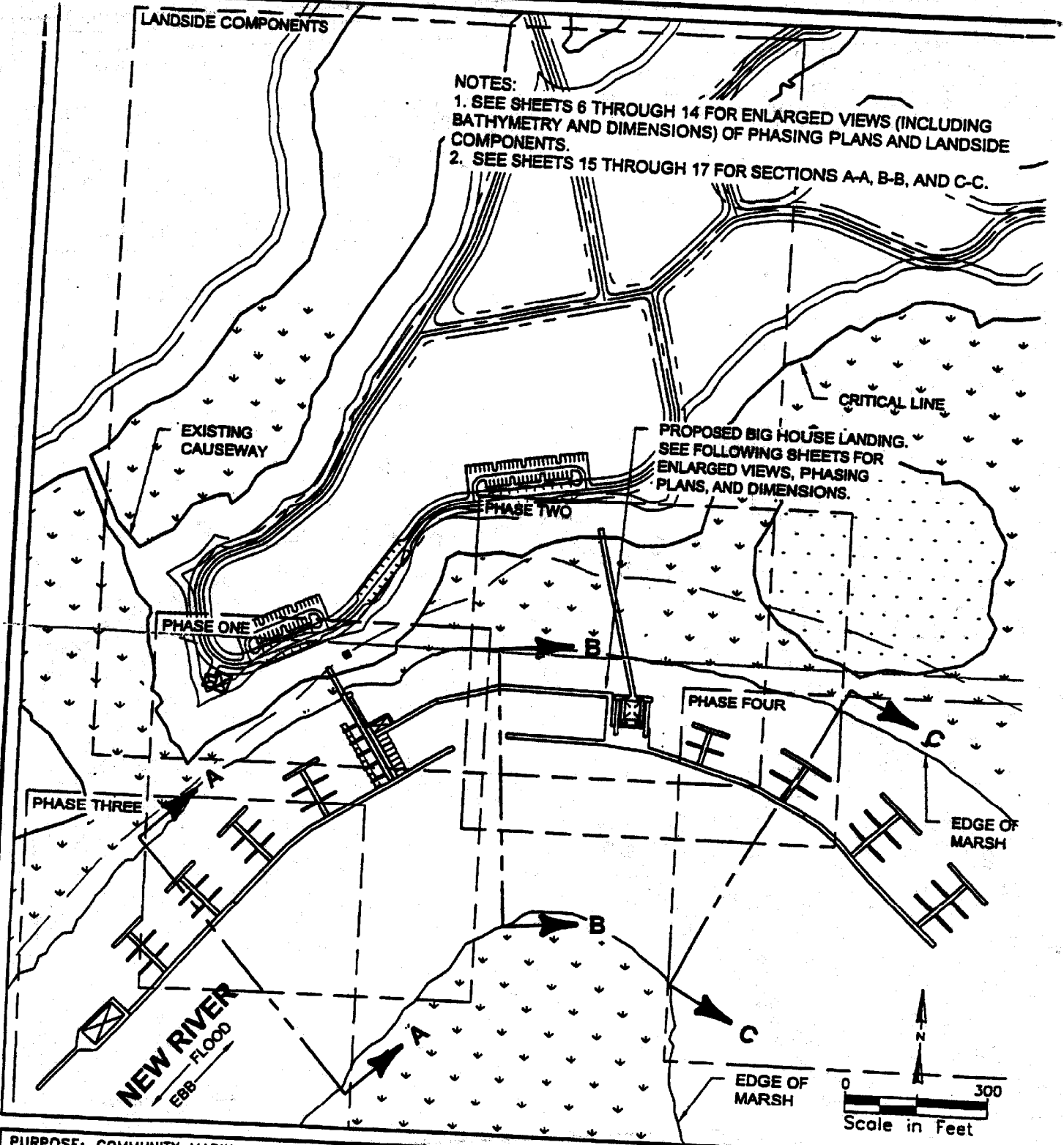
COUNTY OF: BEAUFORT

STATE: SOUTH CAROLINA

051002 BHL PERMIT DWG 3/16/05

LANDSIDE COMPONENTS

- NOTES:
1. SEE SHEETS 6 THROUGH 14 FOR ENLARGED VIEWS (INCLUDING BATHYMETRY AND DIMENSIONS) OF PHASING PLANS AND LANDSIDE COMPONENTS.
 2. SEE SHEETS 15 THROUGH 17 FOR SECTIONS A-A, B-B, AND C-C.



PURPOSE: COMMUNITY MARINA
DATUM: MLW
APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
USACE # 2005-12-105-P
ADJACENT PROPERTY OWNERS:
WAL-CAM LAND GROUP, LLC
DATE: 3/21/05

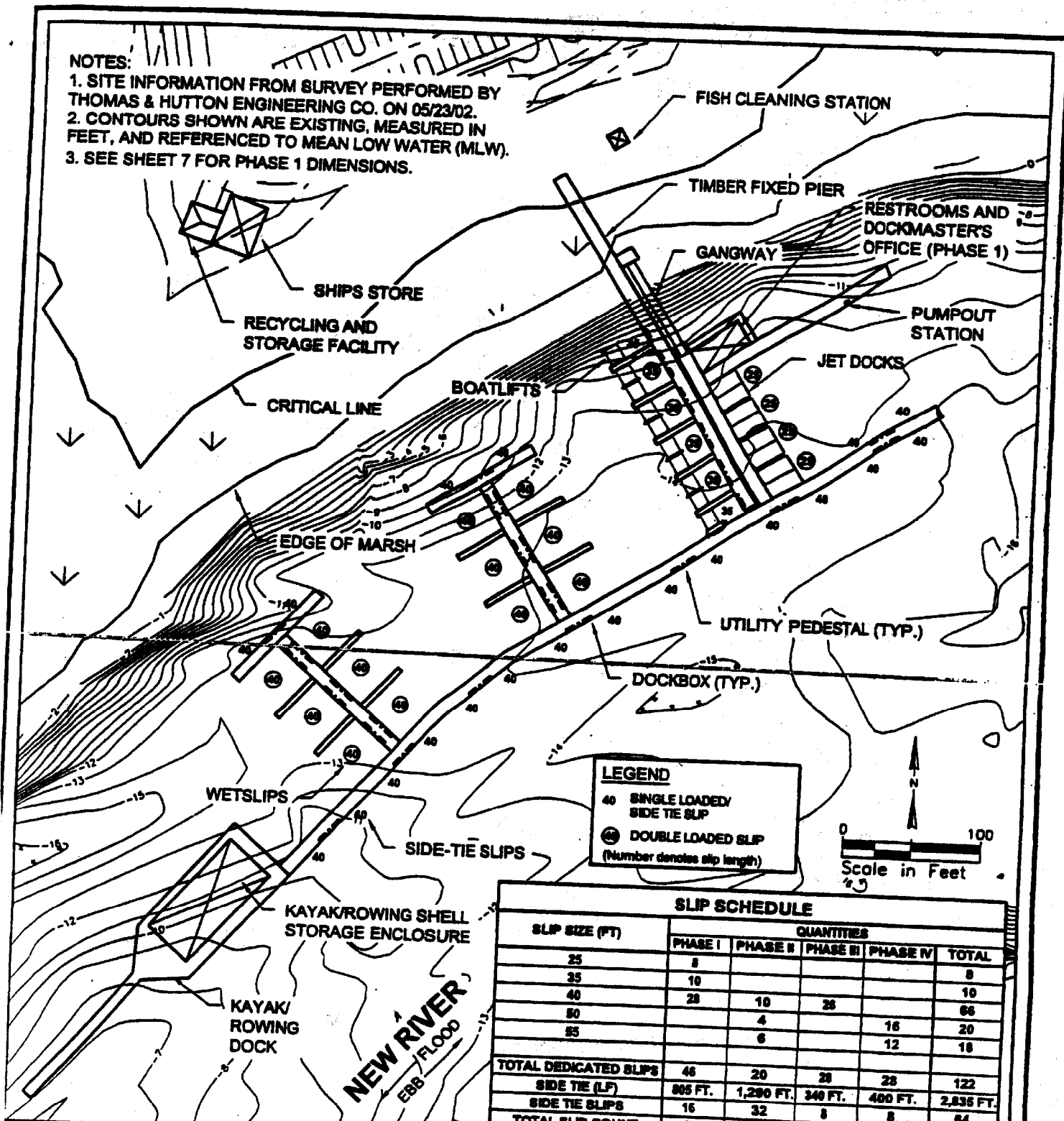
PROPOSED IMPROVEMENTS
OVERALL SITE PLAN

PALMETTO BLUFF UPLANDS, LLC
11 VILLAGE PARK SQUARE
BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
IN: NEW RIVER
AT: BIG HOUSE DOCK/PALMETTO BLUFF
TOWN OF BLUFFTON
COUNTY OF: BEAUFORT
STATE: SOUTH CAROLINA

NOTES:

1. SITE INFORMATION FROM SURVEY PERFORMED BY THOMAS & HUTTON ENGINEERING CO. ON 05/23/02.
2. CONTOURS SHOWN ARE EXISTING, MEASURED IN FEET, AND REFERENCED TO MEAN LOW WATER (MLW).
3. SEE SHEET 7 FOR PHASE 1 DIMENSIONS.



LEGEND

- SINGLE LOADED/ SIDE TIE SLIP
- ⊗ DOUBLE LOADED SLIP (Number denotes slip length)

SLIP SCHEDULE

SLIP SIZE (FT)	QUANTITIES				TOTAL
	PHASE I	PHASE II	PHASE III	PHASE IV	
25	8				8
35	10				10
40	28	10	28		66
50		4		16	20
55		6		12	18
TOTAL DEDICATED SLIPS	46	20	28	28	122
SIDE TIE (LF)	805 FT.	1,290 FT.	340 FT.	400 FT.	2,835 FT.
SIDE TIE SLIPS	16	32	8	8	64
TOTAL SLIP COUNT	62	52	36	36	186

PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE # 2005-1R-105-P
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

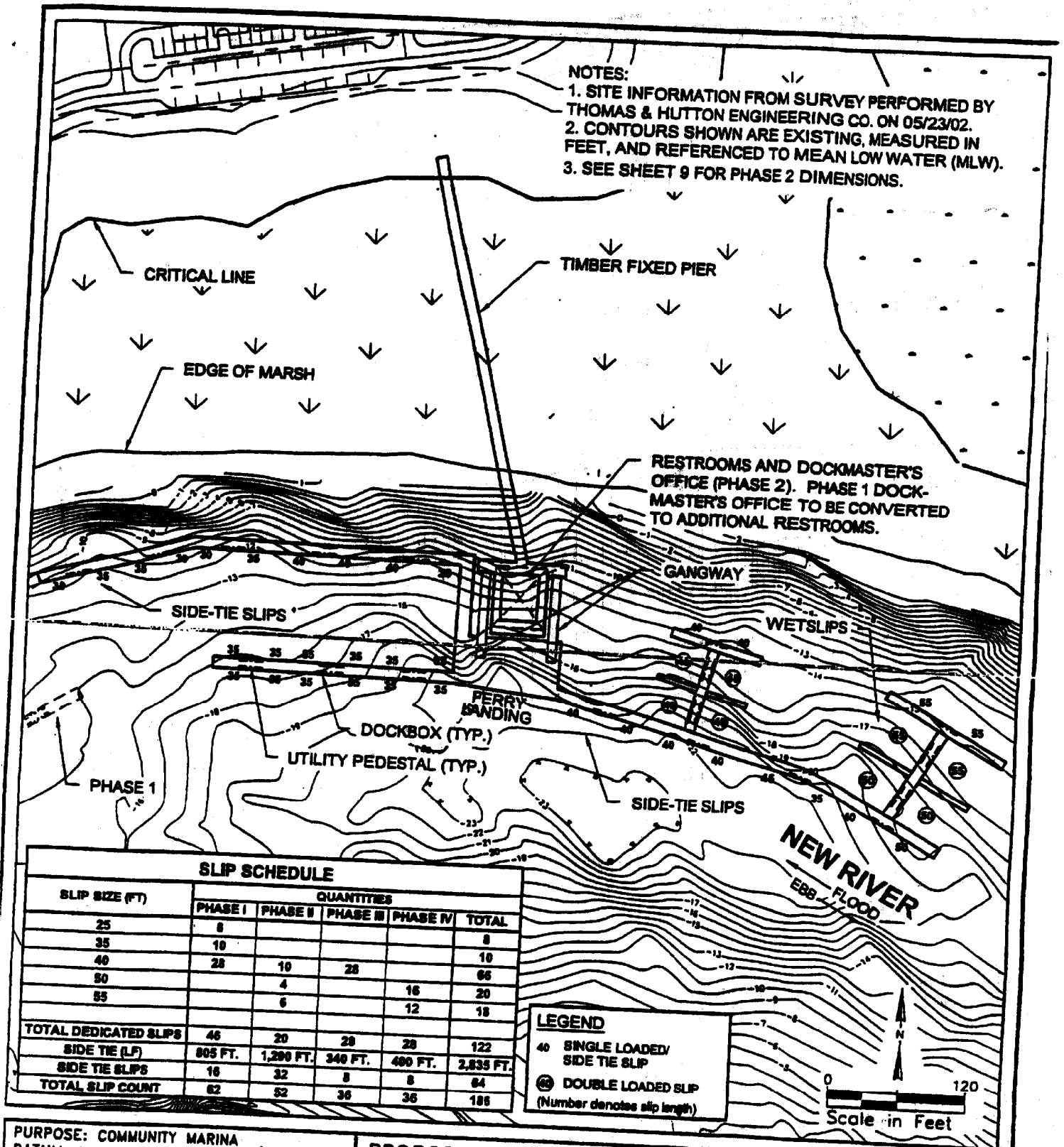
**PROPOSED IMPROVEMENTS
 PHASE 1 W/ BATHYMETRY**

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

NOTES:

1. SITE INFORMATION FROM SURVEY PERFORMED BY THOMAS & HUTTON ENGINEERING CO. ON 05/23/02.
2. CONTOURS SHOWN ARE EXISTING, MEASURED IN FEET, AND REFERENCED TO MEAN LOW WATER (MLW).
3. SEE SHEET 9 FOR PHASE 2 DIMENSIONS.



PURPOSE: COMMUNITY MARINA

DATUM: MLW

APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC

USAGE # 2005-12-105-P

ADJACENT PROPERTY OWNERS:

WAL-CAM LAND GROUP, LLC

DATE: 3/21/05

**PROPOSED IMPROVEMENTS
PHASE 2 W/ BATHYMETRY**

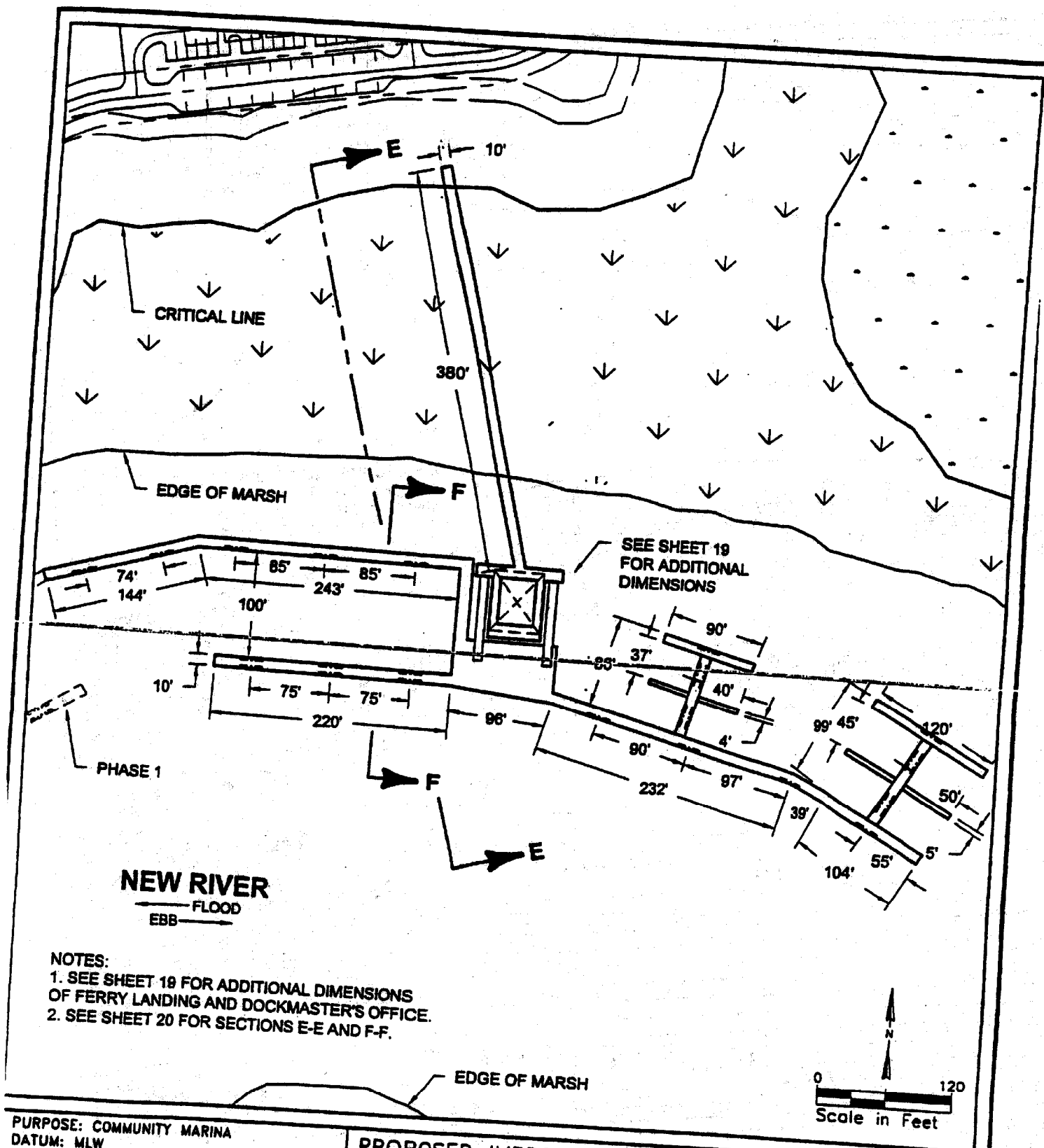
PALMETTO BLUFF UPLANDS, LLC
11 VILLAGE PARK SQUARE
BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
IN: NEW RIVER

AT: BIG HOUSE DOCK/PALMETTO BLUFF
TOWN OF BLUFFTON

COUNTY OF: BEAUFORT

STATE: SOUTH CAROLINA



NOTES:

1. SEE SHEET 19 FOR ADDITIONAL DIMENSIONS OF FERRY LANDING AND DOCKMASTER'S OFFICE.
2. SEE SHEET 20 FOR SECTIONS E-E AND F-F.

PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USAGE # 2005-1R-105-P
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

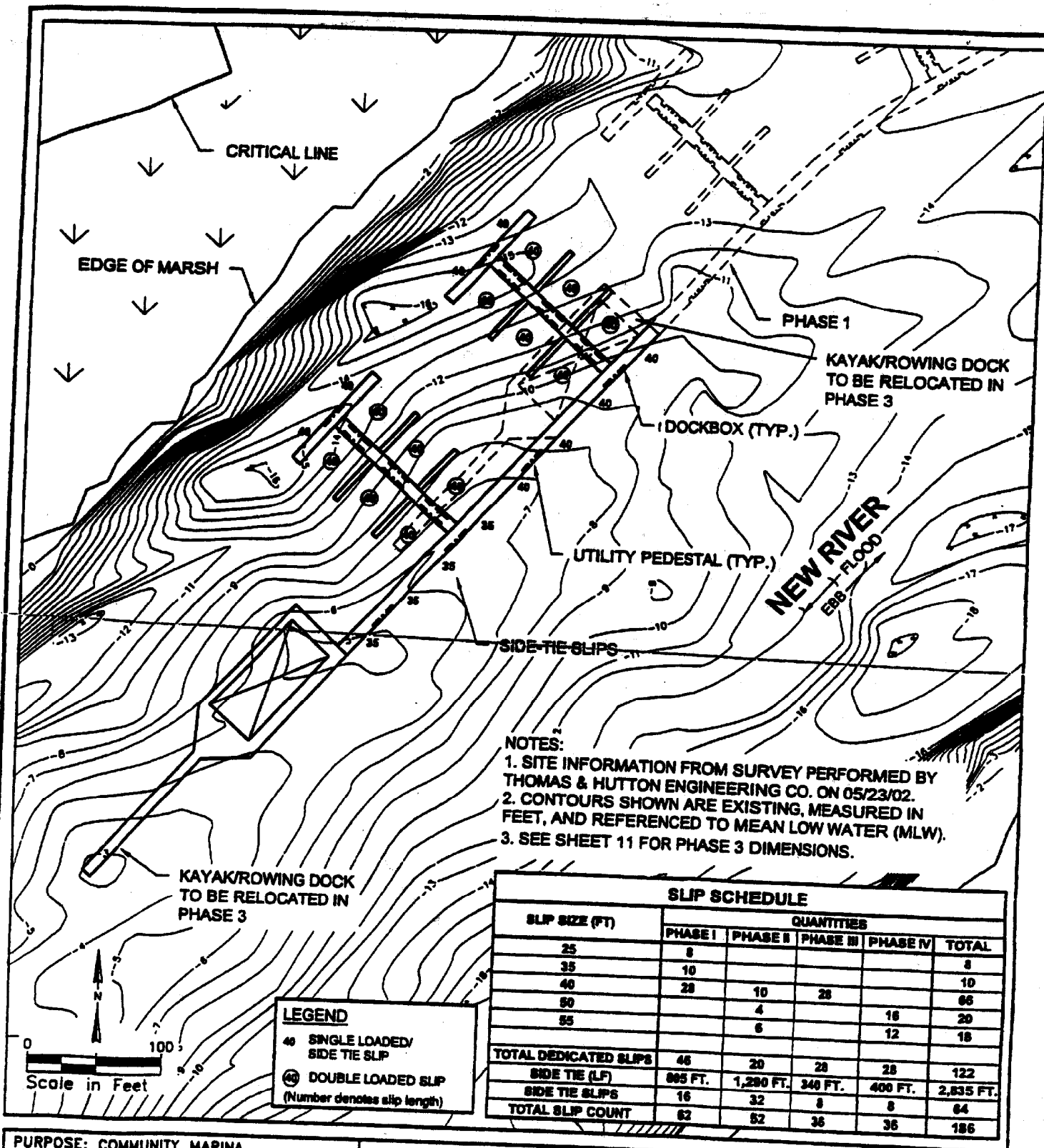
**PROPOSED IMPROVEMENTS
 PHASE 2 W/ DIMENSIONS**

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

3/15/05

3/15/05



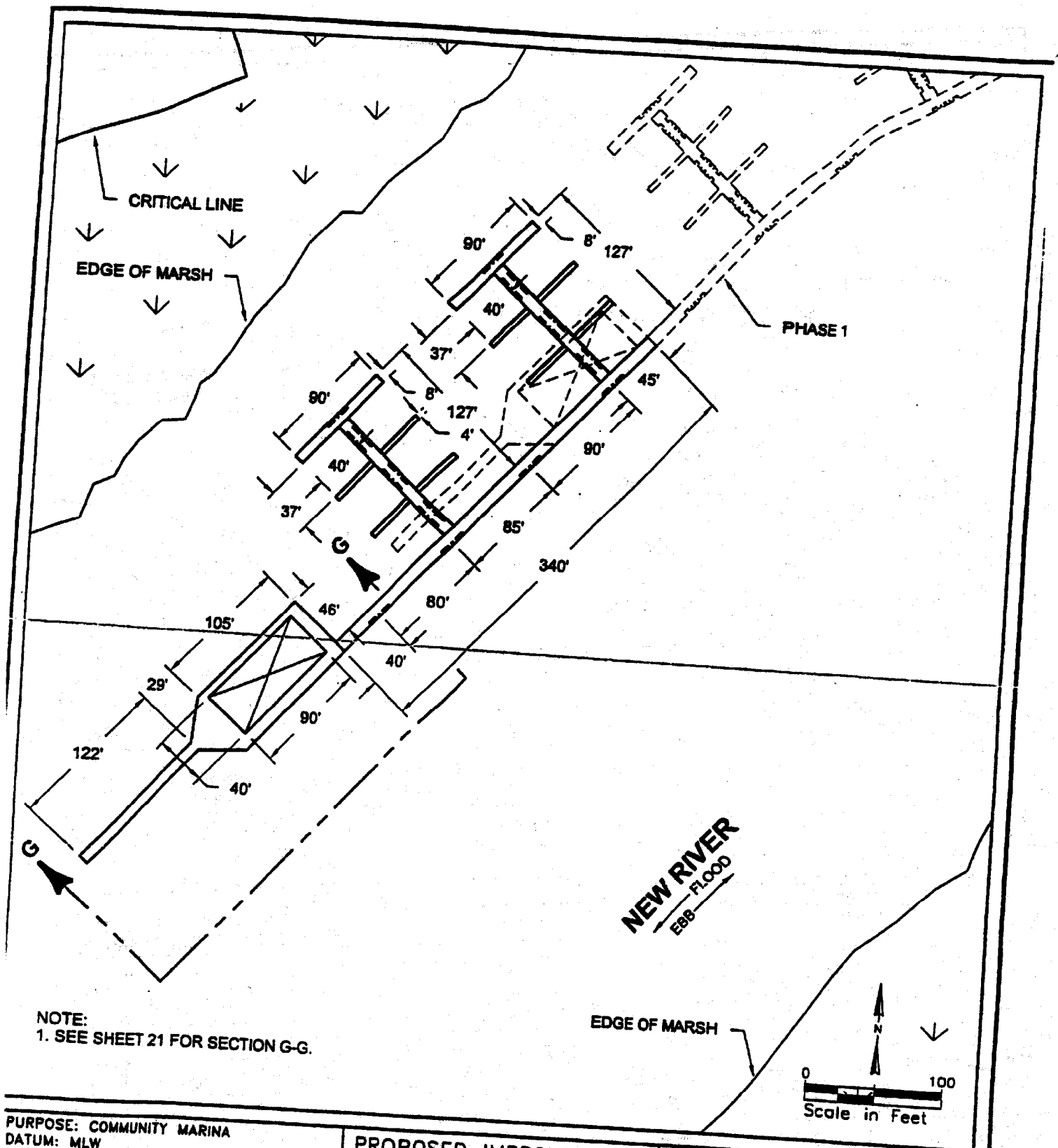
PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF
 UPLANDS, LLC
 USAGE # 2005-1R-105-P
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

PROPOSED IMPROVEMENTS PHASE 3 W/ BATHYMETRY

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

SHEET 10



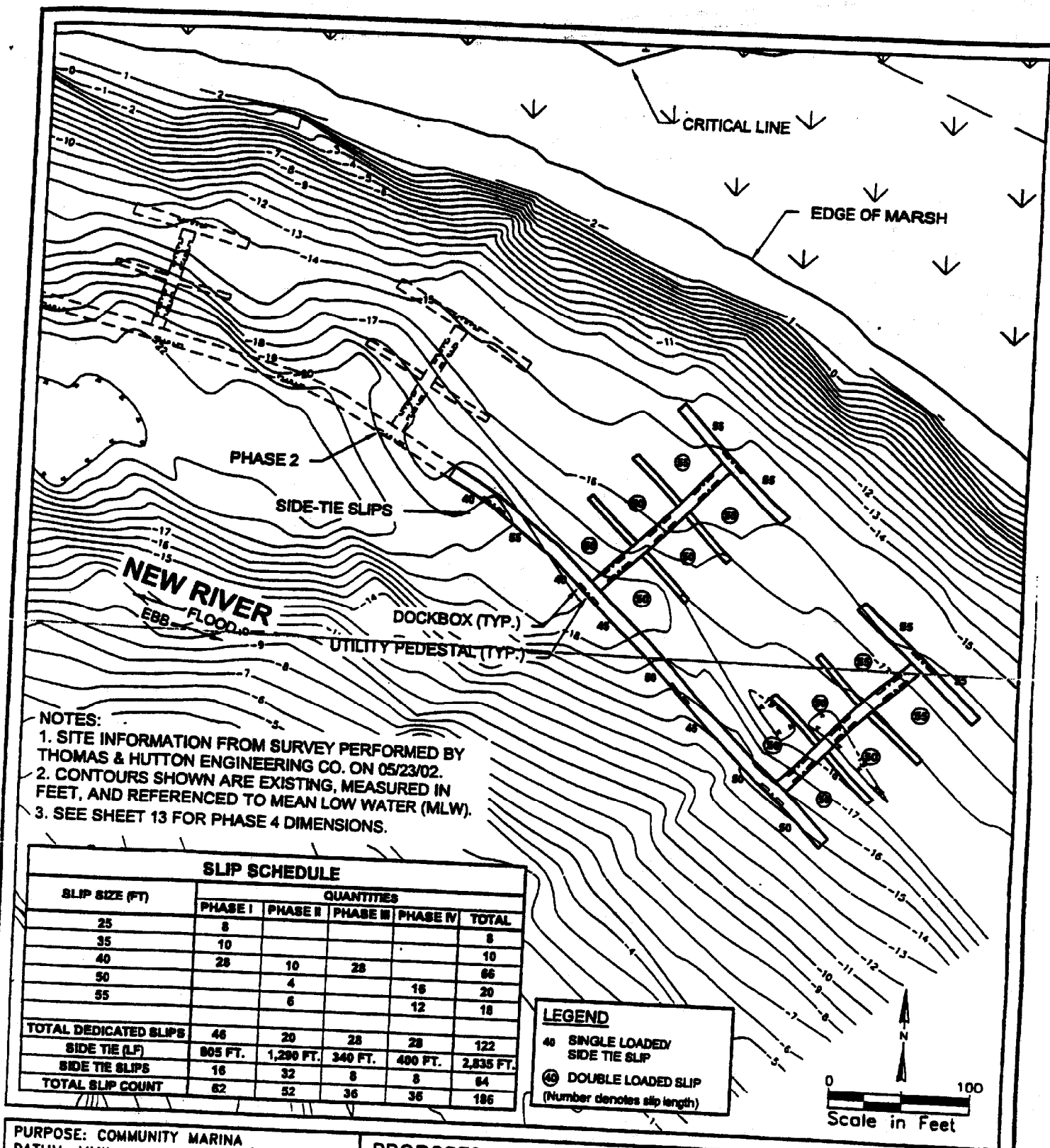
NOTE:
1. SEE SHEET 21 FOR SECTION G-G.

PURPOSE: COMMUNITY MARINA
DATUM: MLW
APPLICATION BY: PALMETTO BLUFF
UPLANDS, LLC
USACE # 2005-1R-105-P
ADJACENT PROPERTY OWNERS:
VAL-CAM LAND GROUP, LLC
DATE: 3/21/05

PROPOSED IMPROVEMENTS PHASE 3 W/ DIMENSIONS

PALMETTO BLUFF UPLANDS, LLC
11 VILLAGE PARK SQUARE
BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
IN: NEW RIVER
AT: BIG HOUSE DOCK/PALMETTO BLUFF
TOWN OF BLUFFTON
COUNTY OF: BEAUFORT
STATE: SOUTH CAROLINA



NOTES:

1. SITE INFORMATION FROM SURVEY PERFORMED BY THOMAS & HUTTON ENGINEERING CO. ON 05/23/02.
2. CONTOURS SHOWN ARE EXISTING, MEASURED IN FEET, AND REFERENCED TO MEAN LOW WATER (MLW).
3. SEE SHEET 13 FOR PHASE 4 DIMENSIONS.

SLIP SCHEDULE

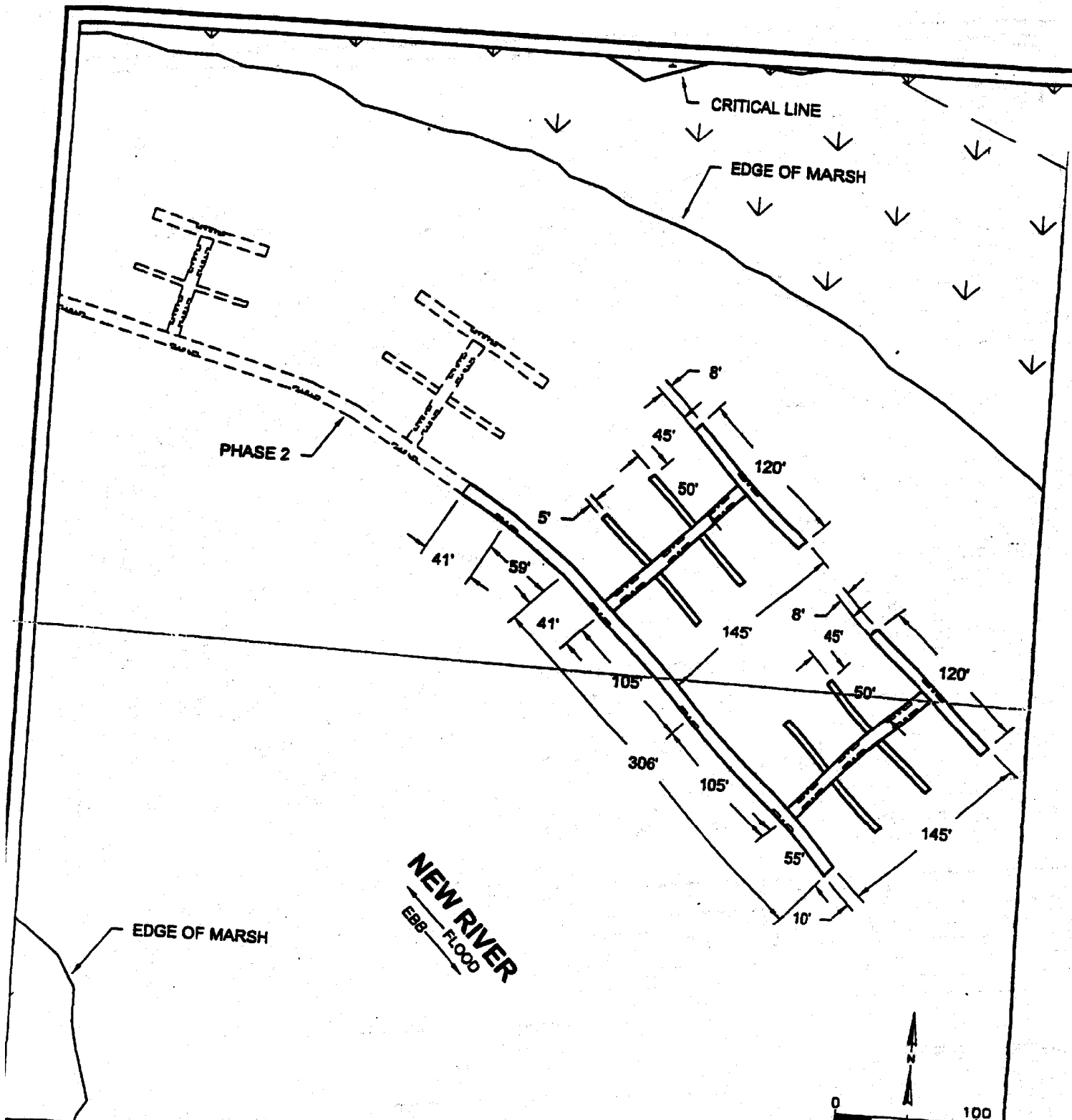
SLIP SIZE (FT)	QUANTITIES				
	PHASE I	PHASE II	PHASE III	PHASE IV	TOTAL
25	8				8
35	10				10
40	28	10	28		66
50		4		16	20
55		6		12	18
TOTAL DEDICATED SLIPS	46	20	28	28	122
SIDE TIE (LF)	805 FT.	1,290 FT.	340 FT.	400 FT.	2,835 FT.
SIDE TIE SLIPS	16	32	8	8	64
TOTAL SLIP COUNT	62	52	36	36	186

PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE # 2005-12-105-P
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

**PROPOSED IMPROVEMENTS
 PHASE 4 W/ BATHYMETRY**

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

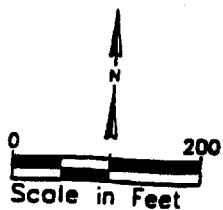


PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF
 UPLANDS, LLC
 USAGE # 2005-1R-105-P
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

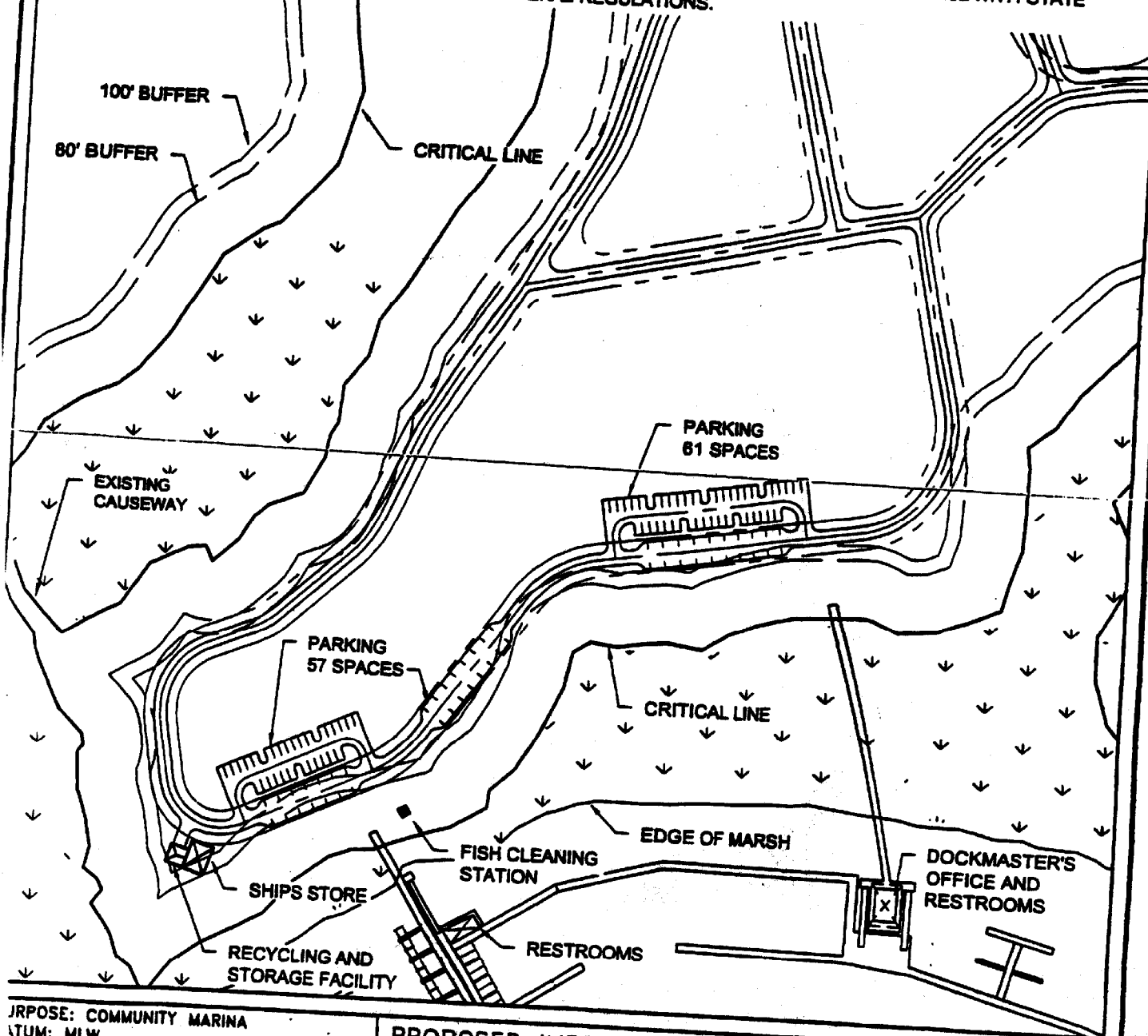
PROPOSED IMPROVEMENTS PHASE 4 W/ DIMENSIONS

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



- NOTES:
1. THE DEVELOPMENT PLAN FOR BIG HOUSE VILLAGE IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE. EXACT SIZE AND LOCATION OF THE LANDSIDE COMPONENTS MAY DIFFER.
 2. PARKING WILL BE PROVIDED AT A MINIMUM SLIP:CAR RATIO OF 2:1.
 3. ALL STORMWATER MANAGEMENT APPROVALS WILL BE OBTAINED PRIOR TO CONSTRUCTION.
 4. STORMWATER MANAGEMENT WILL BE IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS.

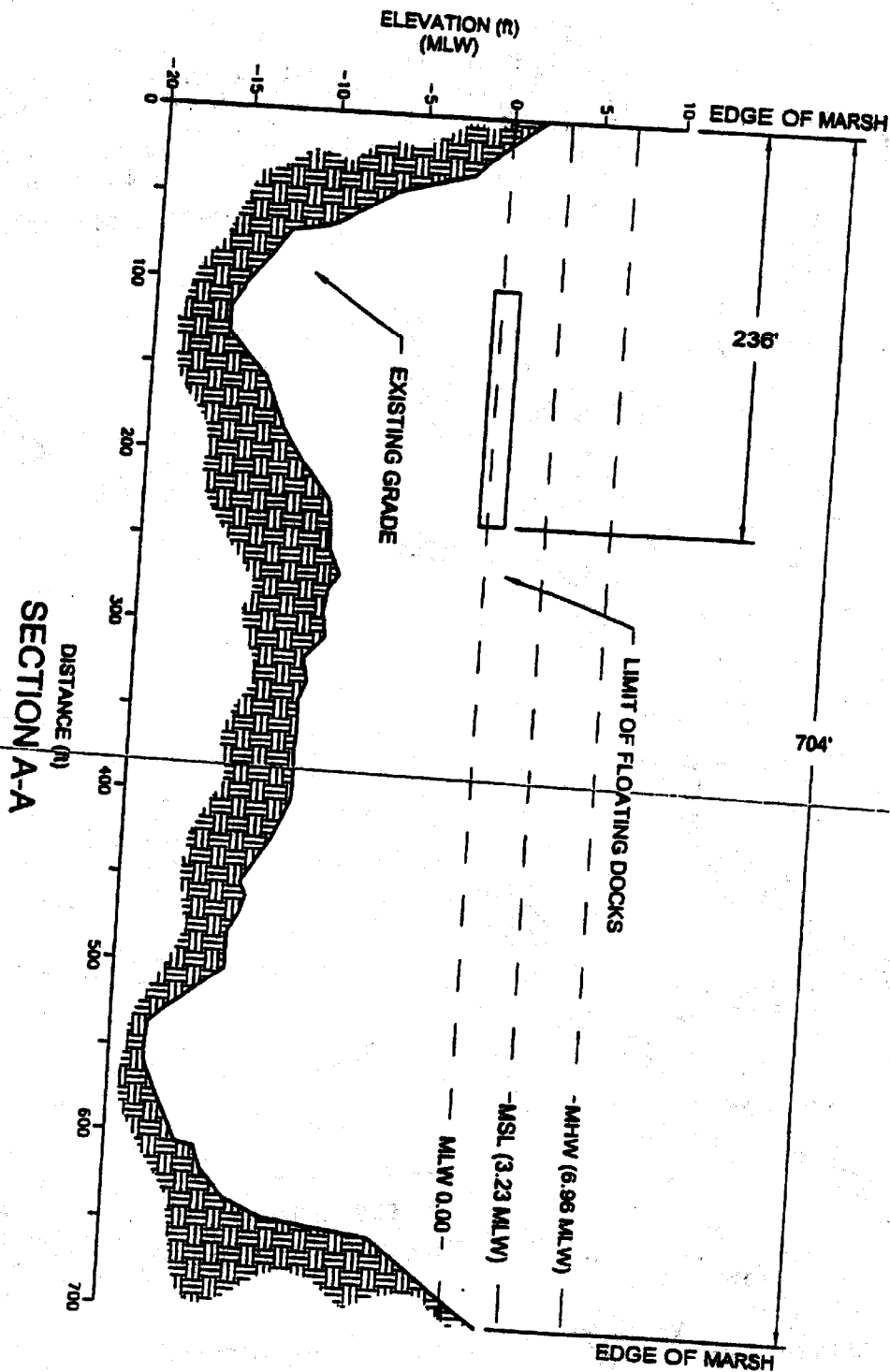


PROPOSE: COMMUNITY MARINA
STUM: MLW
PLICATION BY: PALMETTO BLUFF
 UPLANDS, LLC
ACE # 2005-1R-105-P
JACENT PROPERTY OWNERS:
L-CAM LAND GROUP, LLC
TE: 3/21/05

PROPOSED IMPROVEMENTS LANDSIDE COMPONENTS

PALMETTO BLUFF UPLANDS, LLC
11 VILLAGE PARK SQUARE
BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
IN: NEW RIVER
AT: BIG HOUSE DOCK/PALMETTO BLUFF
TOWN OF BLUFFTON
COUNTY OF: BEAUFORT
STATE: SOUTH CAROLINA

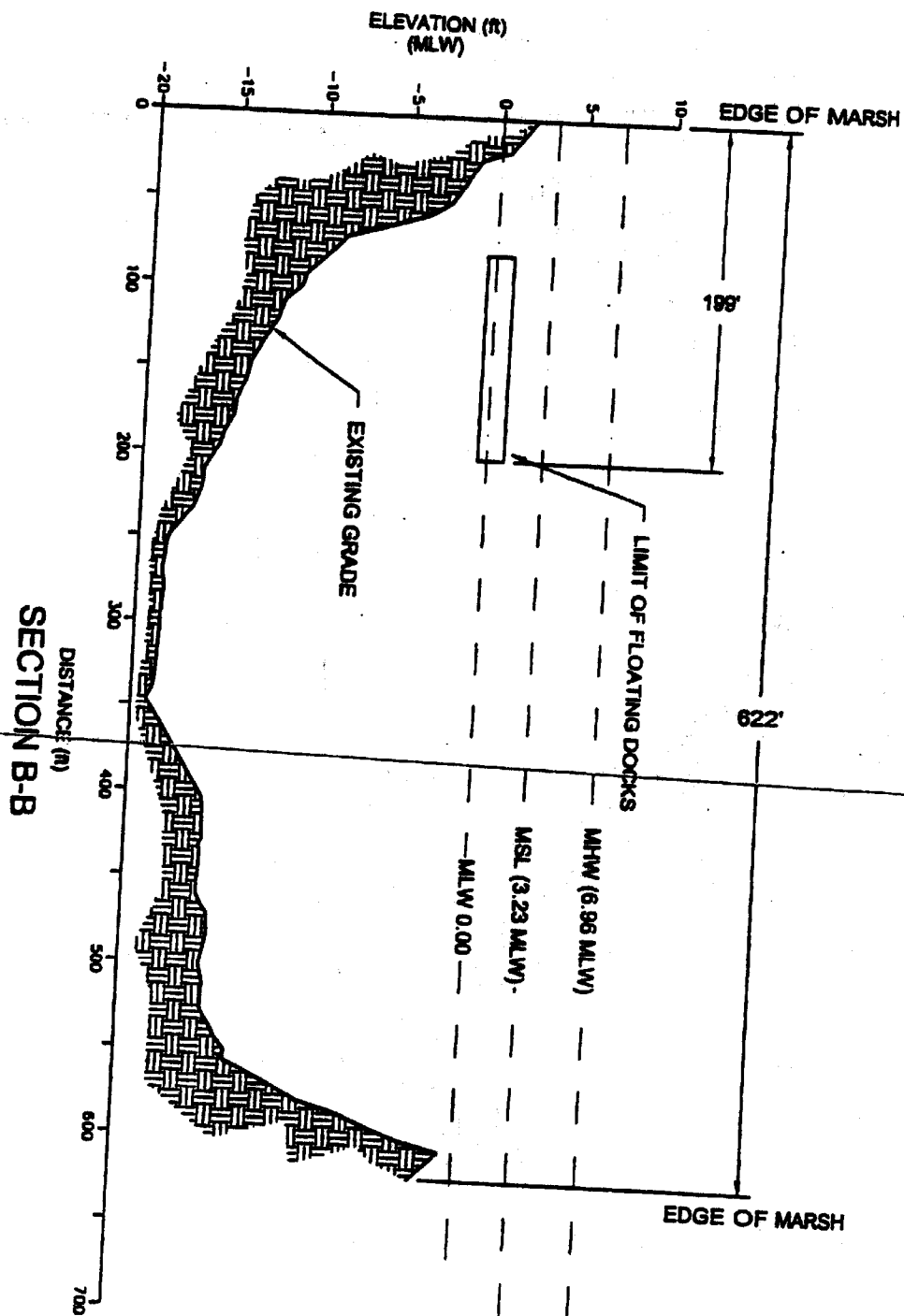


PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF
 UPLANDS, LLC
 USACE # 2005-1R-105-P
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

CHANNEL CROSS SECTIONS SECTION A-A

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



PURPOSE: COMMUNITY MARINA

DATUM: MLW

APPLICATION BY: PALMETTO BLUFF
UPLANDS, LLC

USACE # 2005-1R-105-P

ADJACENT PROPERTY OWNERS:

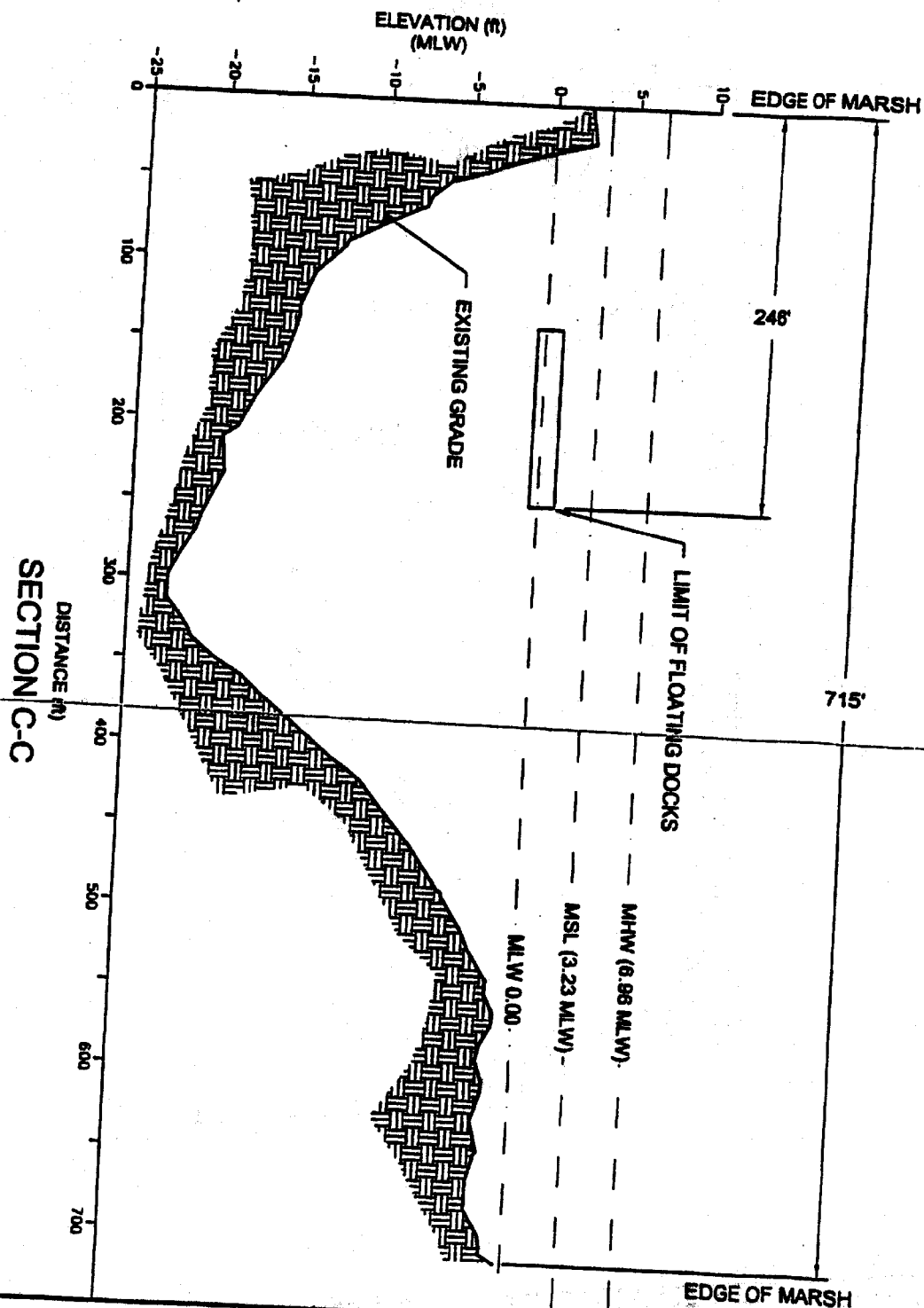
WAL-CAM LAND GROUP, LLC

DATE: 3/21/05

CHANNEL CROSS SECTIONS SECTION B-B

PALMETTO BLUFF UPLANDS, LLC
11 VILLAGE PARK SQUARE
BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
IN: NEW RIVER
AT: BIG HOUSE DOCK/PALMETTO BLUFF
TOWN OF BLUFFTON
COUNTY OF: BEAUFORT
STATE: SOUTH CAROLINA



PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF
 UPLANDS, LLC
 USACE # 2005-1K-105-P
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

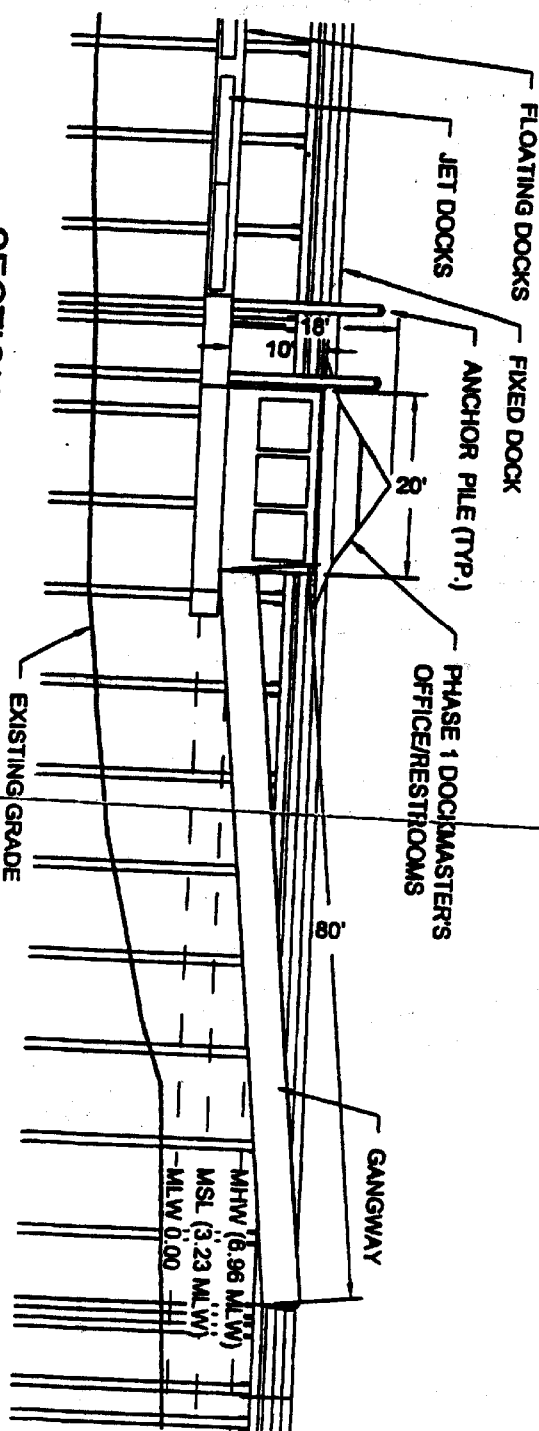
CHANNEL CROSS SECTIONS SECTION C-C

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

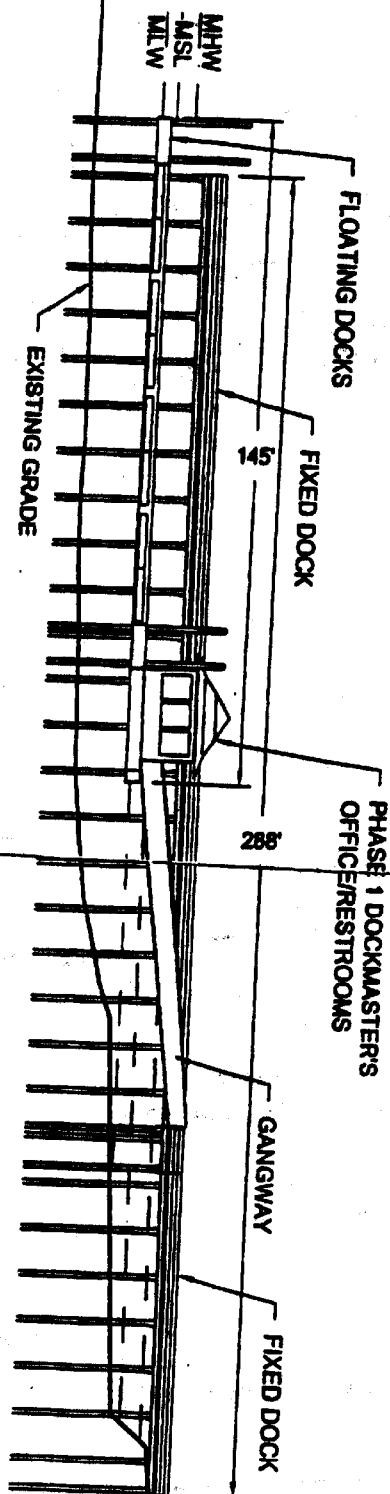
PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

SECTION D-D (Enlarged View of Dockmaster's Office/Restrooms)

SCALE: 1" = 20'



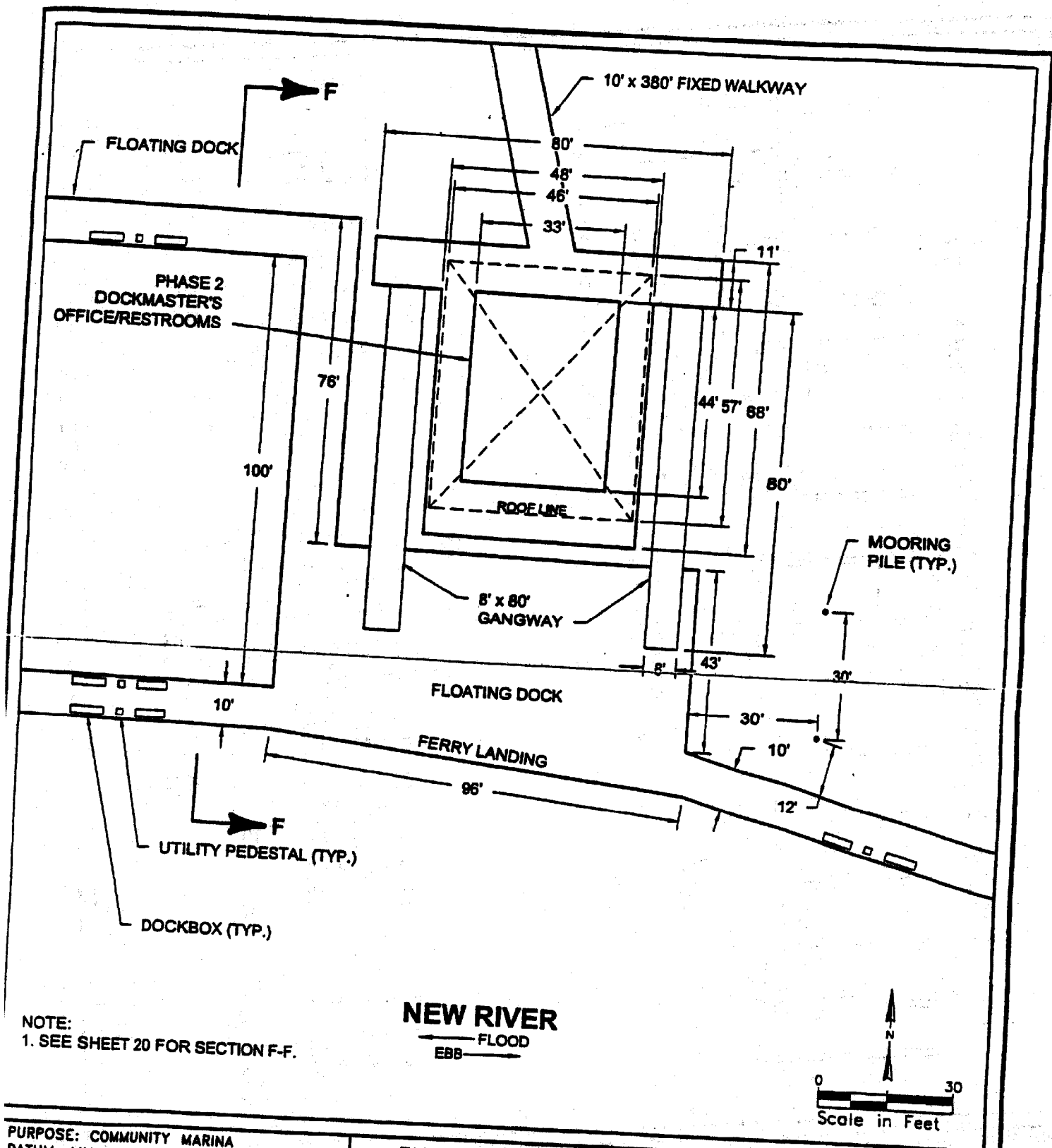
SECTION D-D
SCALE: 1" = 40'



PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE # 2005-1R-105-P
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

MARINA CROSS SECTIONS
 SECTION D-D
 PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



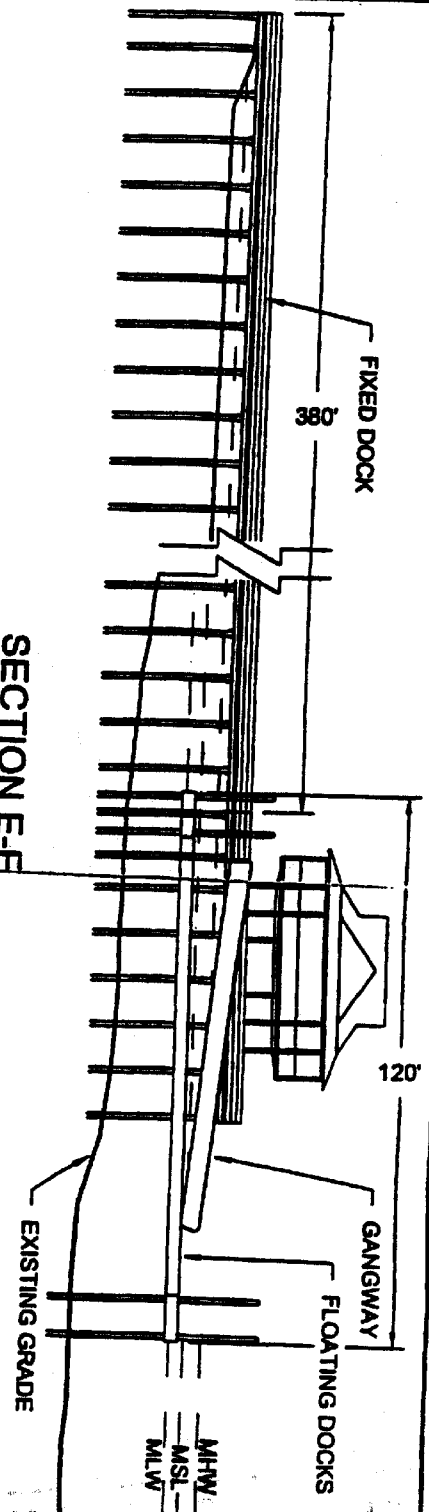
PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF
 UPLANDS, LLC
 USACE # 2005-12-105-P
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

ENLARGED VIEW OF
 FERRY LANDING AND
 DOCKMASTER'S OFFICE
 PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

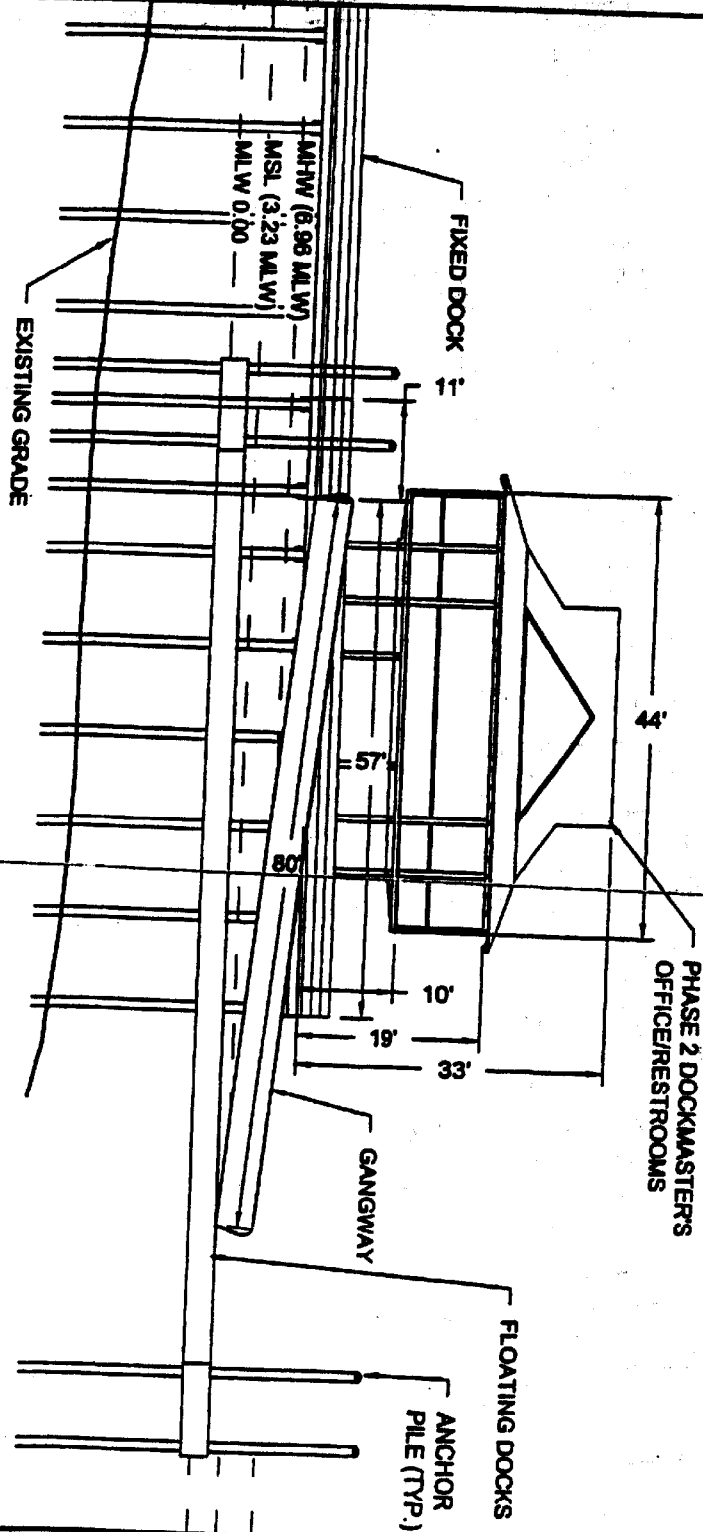
SECTION E-E

SCALE: 1" = 40'



SECTION F-F

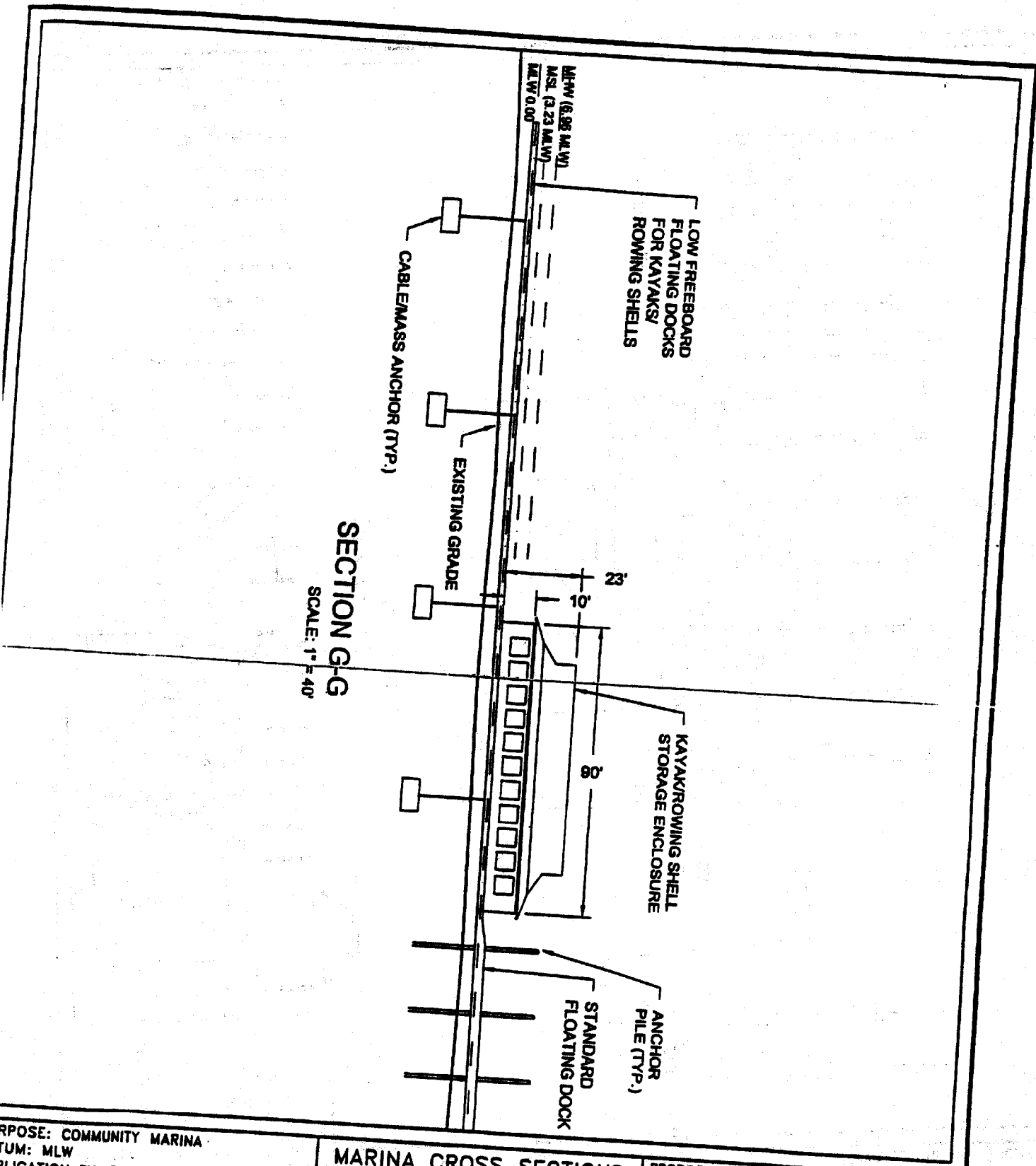
SCALE: 1" = 20'



PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE # 2005-12-105-P
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

MARINA CROSS SECTIONS
 SECTIONS E-E & F-F
 PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

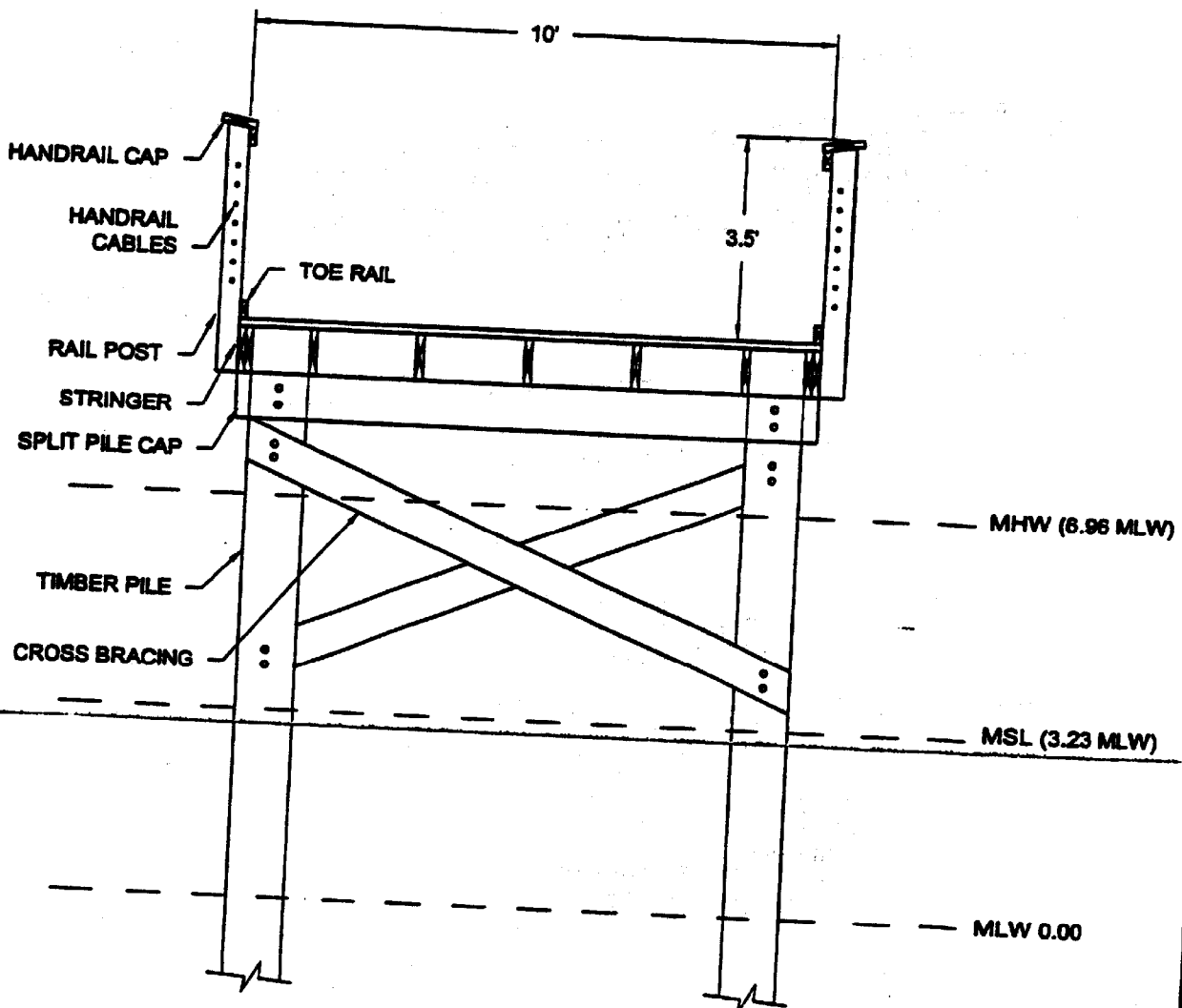


PROPOSE: COMMUNITY MARINA
 TUM: MLW
 PLICATION BY: PALMETTO BLUFF
 UPLANDS, LLC
 CE # 2005-12-105-P
 ACENT PROPERTY OWNERS:
 -CAM LAND GROUP, LLC
 E: 3/21/05

MARINA CROSS SECTIONS SECTION G-G

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



SCALE: 1" = 3'

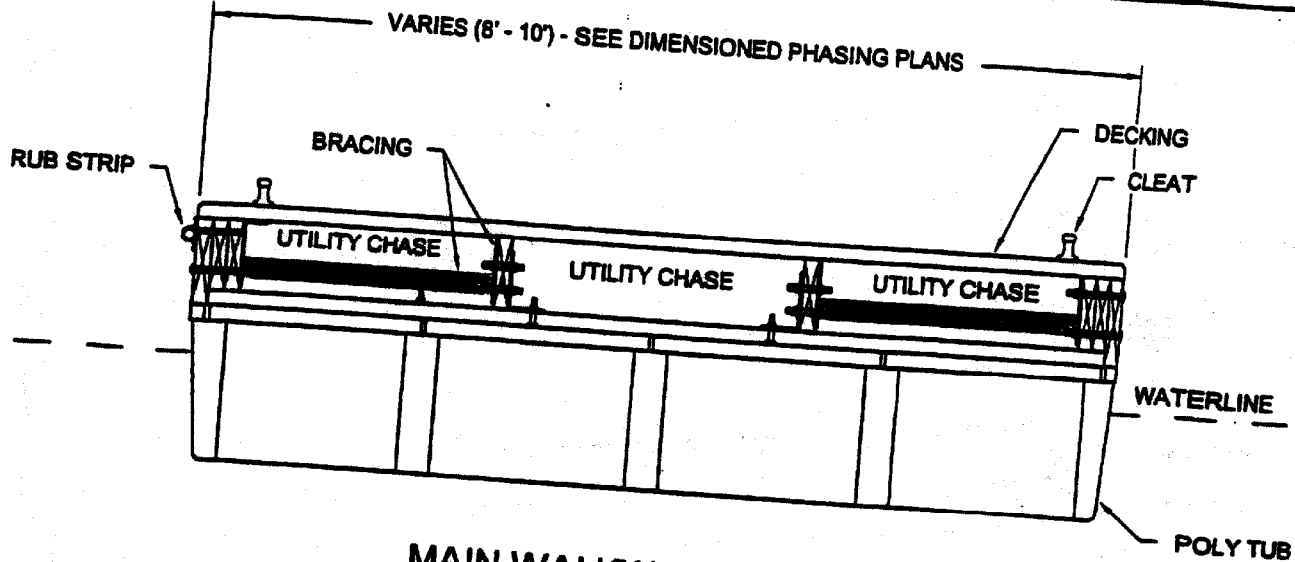
PROPOSE: COMMUNITY MARINA
 TUM: MLW
 PLICATION BY: PALMETTO BLUFF
 UPLANDS, LLC
 ACE # 2005-12-105-P
 JACENT PROPERTY OWNERS:
 L-CAM LAND GROUP, LLC
 TE: 3/21/05

TYPICAL CROSS SECTION FIXED DOCK/WALKWAY

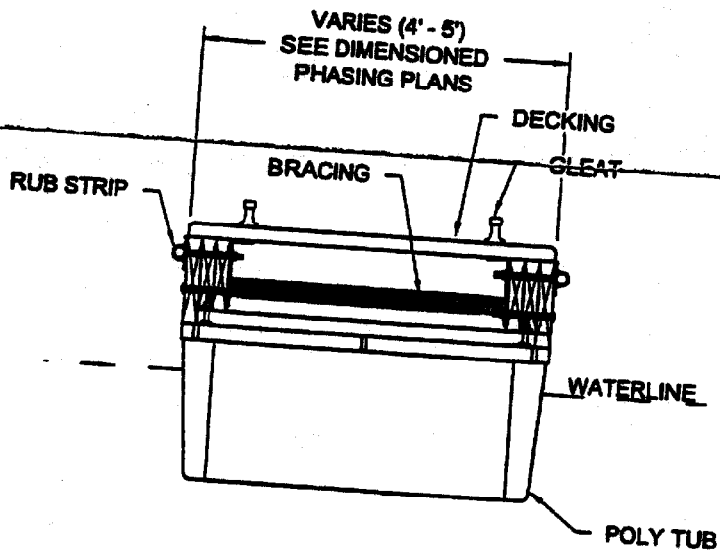
PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

SHEET 22



MAIN WALKWAY AND T-HEADS



FINGER DOCKS

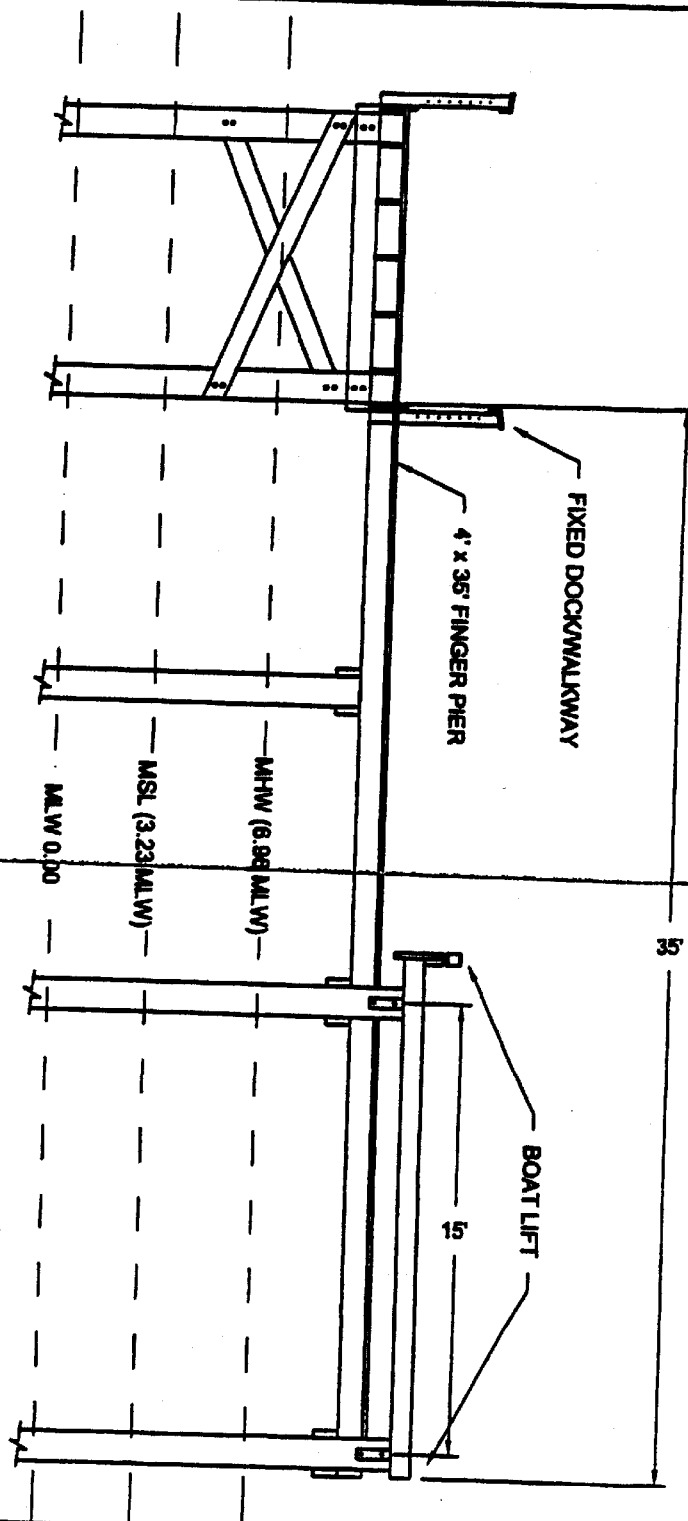
SCALE: 1" = 2'

PROPOSE: COMMUNITY MARINA
 UM: MLW
 LOCATION BY: PALMETTO BLUFF
 UPLANDS, LLC
 CE # 2005-12-105-P
 ADJACENT PROPERTY OWNERS:
 -CAM LAND GROUP, LLC
 : 3/21/05

TYPICAL CROSS SECTION
 FLOATING DOCKS

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



SCALE: 1" = 6'

PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF
 UPLANDS, LLC
 USACE # 2005-12-105-P
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

TYPICAL CROSS SECTION BOAT LIFT

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA